

**FOR LEASE**

# 225 1ST AVENUE SOUTH, LETHBRIDGE, AB

32,301 square feet of space in Lethbridge, Alberta.  
Located directly beside Park Place Mall.

## KEY FACTS

### Retail Space Available

32,301 sf

### Possession Date

Flexible

### Minimum Rent

Contact Listing Agent

### CAM

\$2.00 psf

### Realty Tax

\$2.85 psf

### Landlord's Work

As Is

## DEMOGRAPHICS

### 2024 Est. Population

27,375 (3km radius)      85,686 (5km radius)

### Avg. Hsld. Income

\$77,885 (3km radius)      \$91,264 (5km radius)

### Median Age

43.1 (3km radius)      38.0 (5km radius)

### % Pop. Change 2024-2029

5.5% (3km radius)      7.0% (5km radius)

## SITE PLAN



## AREA MAP

