

### Units Available

**Unit 21: 1,003 SF +/-**  
(Interior Mall)

### Anchor Tenants



- Lease Rate: Market
- T.I. Allowance: Negotiable
- Op Costs: \$8.94/sf (2024) incl utilities
- Trade Area: 45,880
- Customer Visits: 1,000-1,200 per day
- AT Traffic Counts: AADT 11,800

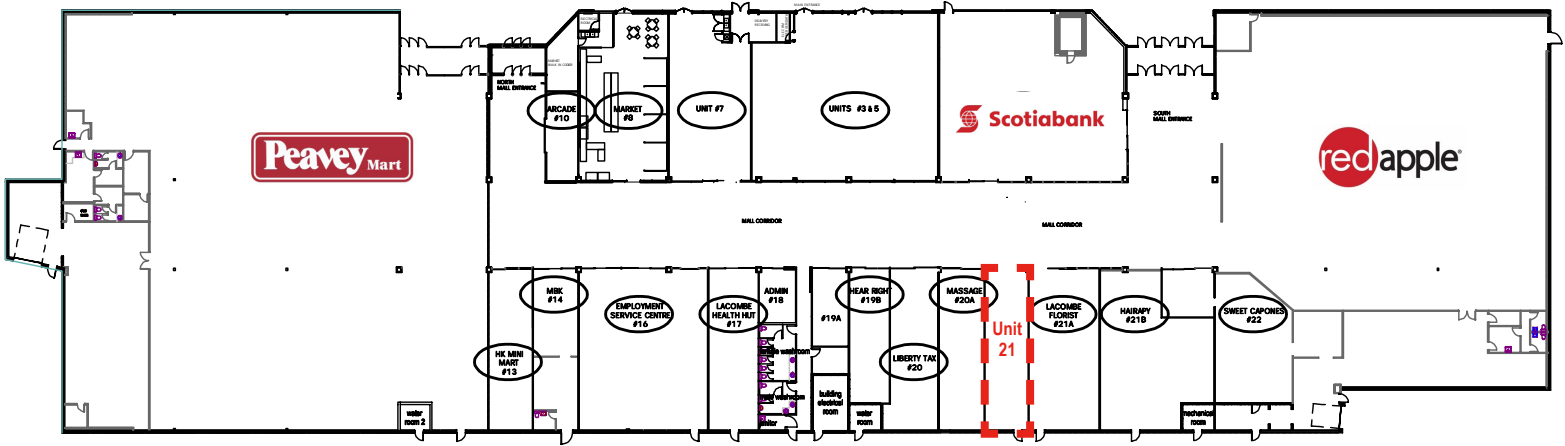


# PRIME RETAIL OPPORTUNITY

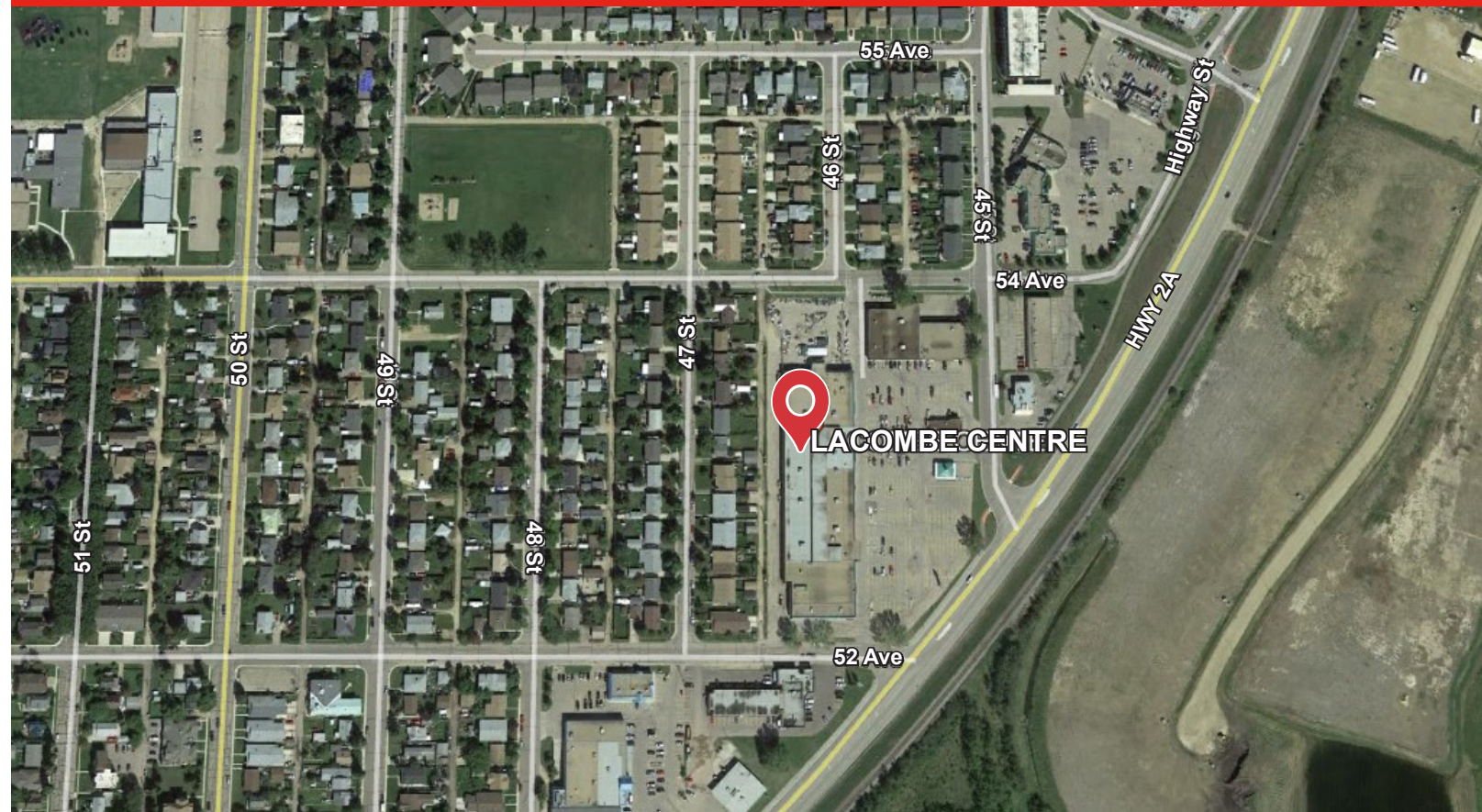
# Unit #21 - Lacombe Centre Lacombe, AB

## Building Plan

EAST PARKING LOT



## Location



**KDI**  
COMMERCIAL

REAL ESTATE SERVICES  
kdicommercial.com

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