

INVESTMENT PARTNERS LTD



1313 30 St. N, Lethbridge

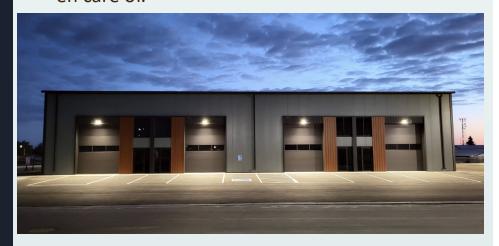


Take your dreams of a space for hobbies, vehicles or even business to the next level with our Eight-Bay Personal Warehouse at Broadcast Business Park. With full customization options available, you can create that ideal spot where friends gather, cars get worked on and projects come together! With each bay containing a multi-purpose room plus an expansive open warehouse area - the possibilities are limitless when you have personalized space of this magnitude

PROPERTY DETAILS

- Steel frame Construction
- High Ceilings
- Option to add Mezzanine
- Gate-Secured Yard Space
- Mixture of Uses (Storage or Running a Business)
- High Overhead Doors (with Remote Control)
- For Sale or For Lease
- Condominiumized, all exterior maintenance taken care of.







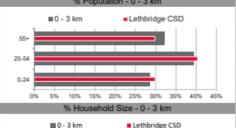
Demographics

BUSINESSES				
Major Retailers				
Retailer Name	Address	Dist. (km)		
Dollarama	3019 26Th Ave. N.	1.09		
Walmart Canada	3195 26Th Ave N	1.26		
Canadian Tire	1240 - 2Nd Avenue A No	2.75		
Dollarama	104 13Th St N	2.77		
Staples Canada	501 1St Avenue South	3.61		
Dollarama	501 1 Ave	3.63		
Winners	501 First Avenue South	3.64		
Dollarama	1131 Mayor Magrath Dr S	4.23		

Glocely a Didy Stores			
G & D Name	Address	Dist. (km)	
Shoppers Drug Mart	3071 26Th Avenue North	1.04	
Sobeys	327 Bluefox Blvd N	1.20	
Nofrills	425 13Th St N	2.18	
Save-On-Foods Canada	1240 2Nd Avenue A N	2.83	
Shoppers Drug Mart	501 First Ave S	3.59	
Wholesale Club	1706 Mayor Magrath Dr	4.89	

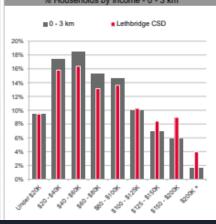
Banks			
Bank Name	Address	Dist. (km)	
Canadian Imperial Bank of	C 515 - 13th Street North	1.35	
Scotiabank Canada	425 13 St N	1.39	
BMO Financial	230 13th St N	1.57	
Canadian Imperial Bank of	C 701 - 4th Avenue South	2.31	
Royal Bank of Canada	614 4th Ave S	2.37	
BMO Financial	606 4th Avenue South	2.39	
Scotiabank Canada	324 1St Avenue South	2.41	
TD Canada Trust	200 4th Ave S, Unit 156	2.47	
Royal Bank of Canada	1139 Mayor Magrath Dr	2.65	

POPULATION & HOUSEHOLD SUMMARY				
	0 - 3 km	CSD		
2016 Population (Census)	28,089	95,522		
2022 Population Estimate	29,606	103,585		
2025 Population Projection	31,496	110,813		
% Pop. Change (2016-22)	5.4%	8.4%		
% Pop. Change (2022-25)	6.4%	7.0%		
Families in Private HHs	8,547	29,144		
Couple census families	6,916	24,834		
Without children	3,731	13,180		
With children	3,184	11,654		
Lone-parent families	1,631	4,310		
Average Persons Per Family	2.8	2.8		



	■0-	3 km	Leth	nbridge CSD	
45% 40% 35% 30% 25% 20% 15% 10% 5%					
0.10	1 p.	2 p.	3 p.	4 p.	5+ p.

INCOME			
	0 - 3 km	CSD	
Under \$20K	1,163	3,985	
\$20 - \$40K	2,131	6,663	
\$40 - \$60K	2,257	6,901	
\$60 - \$80K	1,862	5,536	
\$80 - \$100K	1,793	5,737	
\$100 - \$125K	1,230	4,330	
\$125 - \$150K	849	3,546	
\$150 - \$200K	713	3,781	
\$200K +	206	1,670	
Average Household Income	\$ 78,238	\$ 93,123	
Median Household Income	\$ 65,635	\$ 72,543	









INVESTMENT PARTNERS LTD



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BOUTIQUE DEVELOPMENT—Shaping Communities

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