

RETAIL SPACE FOR SALE

FAIRWAY PLAZA

2424 FAIRWAY PLAZA RD
SOUTH LETHBRIDGE, AB





ABOUT THE PROPERTY

Legal Address: Plan 9610505; Block 3; Lot 10

Building Area: ±5,235 sf

Sale Price: \$3,775,000

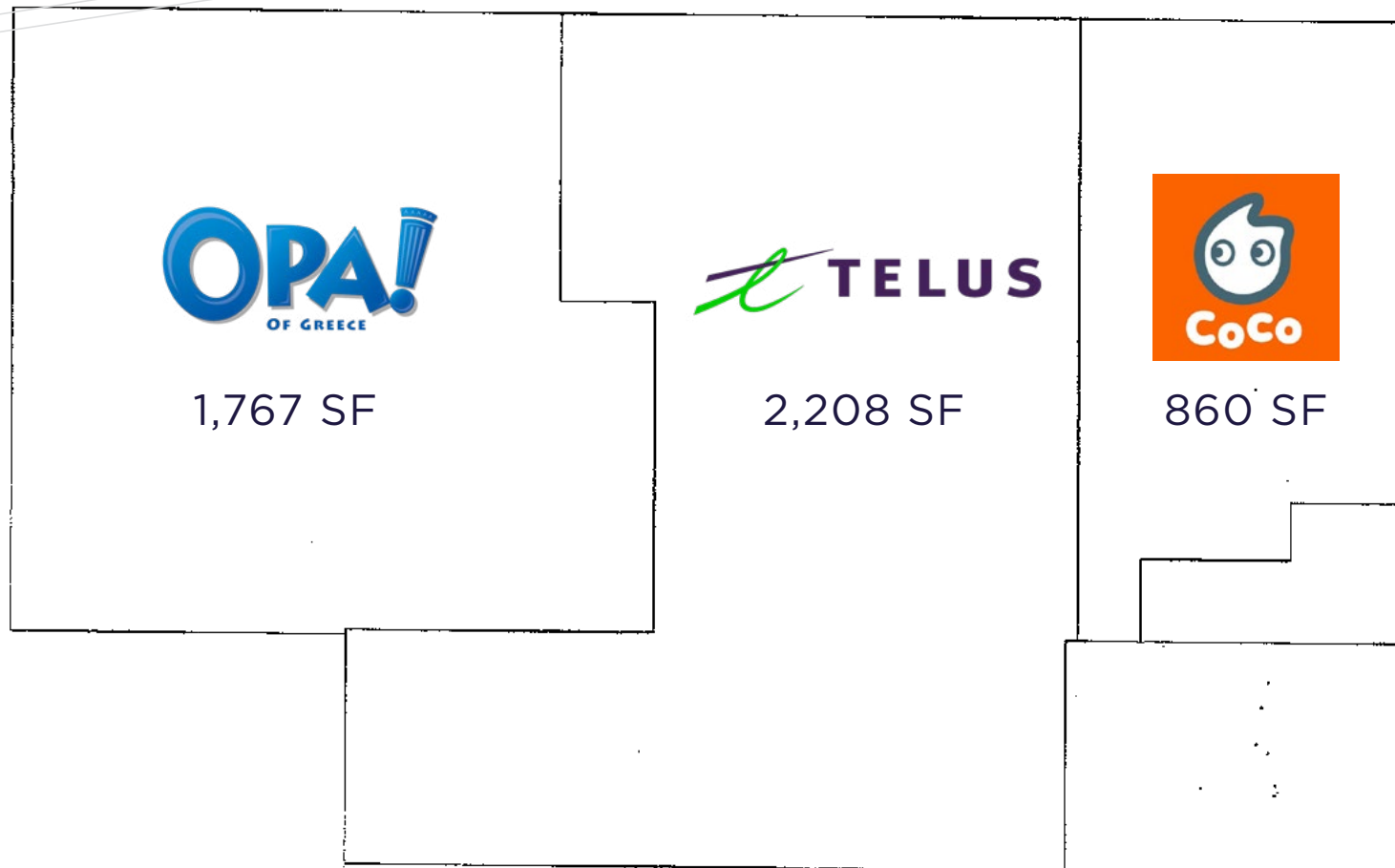
Property Taxes: \$34,075.23 (2024)

Cap Rate: 4.5%

Parking: Ample surface

- Well established retail space with prime highway frontage in a plaza shadow-anchored by Safeway.
- Situated in South Lethbridge's Fairmont Park neighborhood, a sought-after and affluent residential area.
- Highway Commercial (C-H) zoning.
- Located in a vibrant retail plaza alongside long-standing businesses such as McDonald's, Burger King, Ricky's Restaurant, Taco Time, Quiznos, Mary Brown's Chicken, Legends Pub & Grill, and a Comfort Inn, creating a strong draw for consumer traffic.

FLOOR PLAN



PYLON
SIGNAGE

*Produces additional
rent from McDonalds



ABOUT THE AREA

Lethbridge is a dynamic and growing city in southern Alberta, serving as a key commercial and cultural hub for the region. With a population of over 100,000 and a trade area of more than 300,000, the city offers a strong and diversified economy anchored by sectors such as agriculture, education, healthcare, and logistics. Home to both the University of Lethbridge and Lethbridge College, the city benefits from a young, educated, and steadily expanding population. Lethbridge's strategic location near major transportation routes, combined with its business-friendly environment and affordable cost of living, make it an attractive destination for retailers seeking long-term growth and opportunity.

142,424

Daytime Population

\$99,300

Avg. Household Income

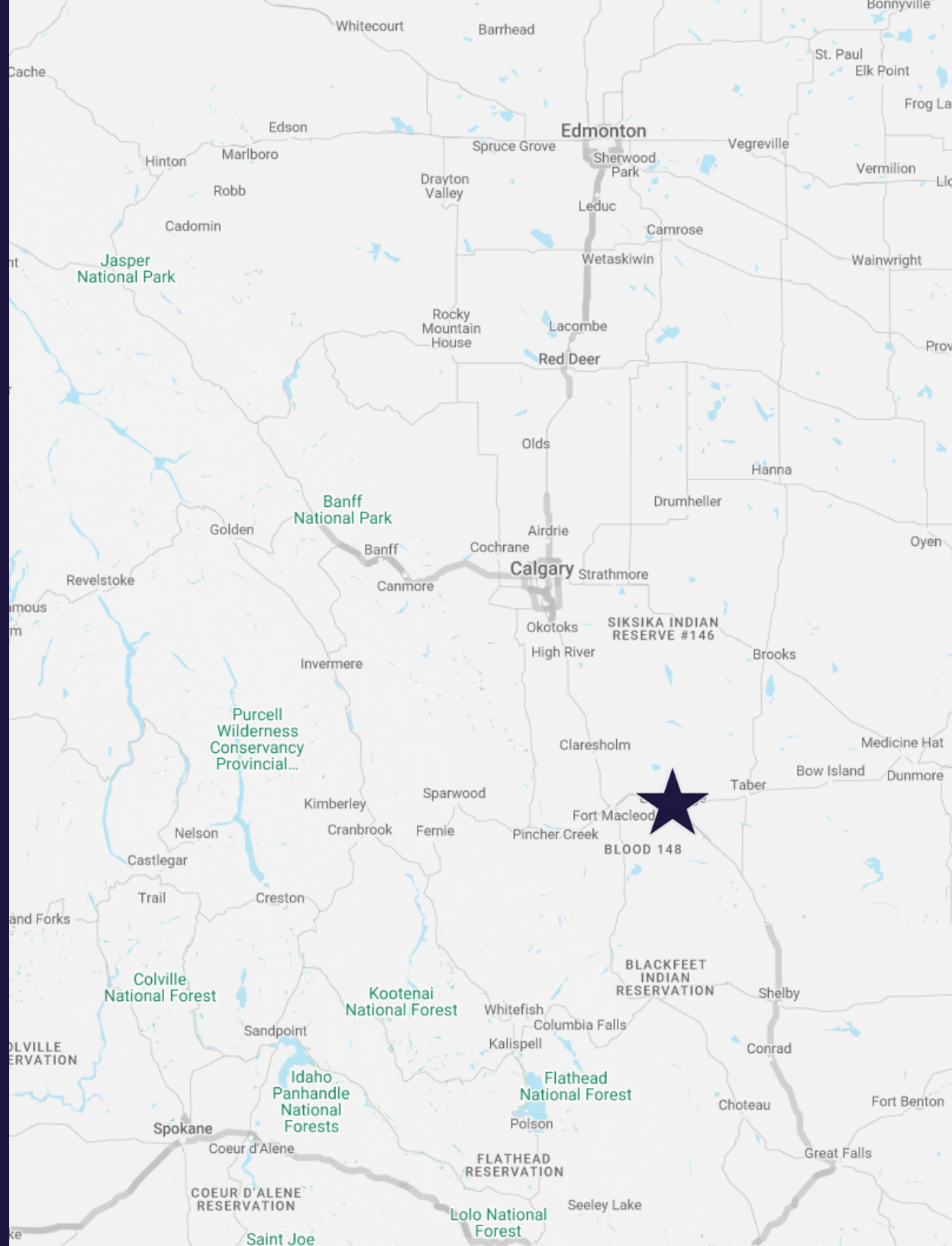
40.6

Avg. Age

40,225

Total Households

Source: PiinPoint

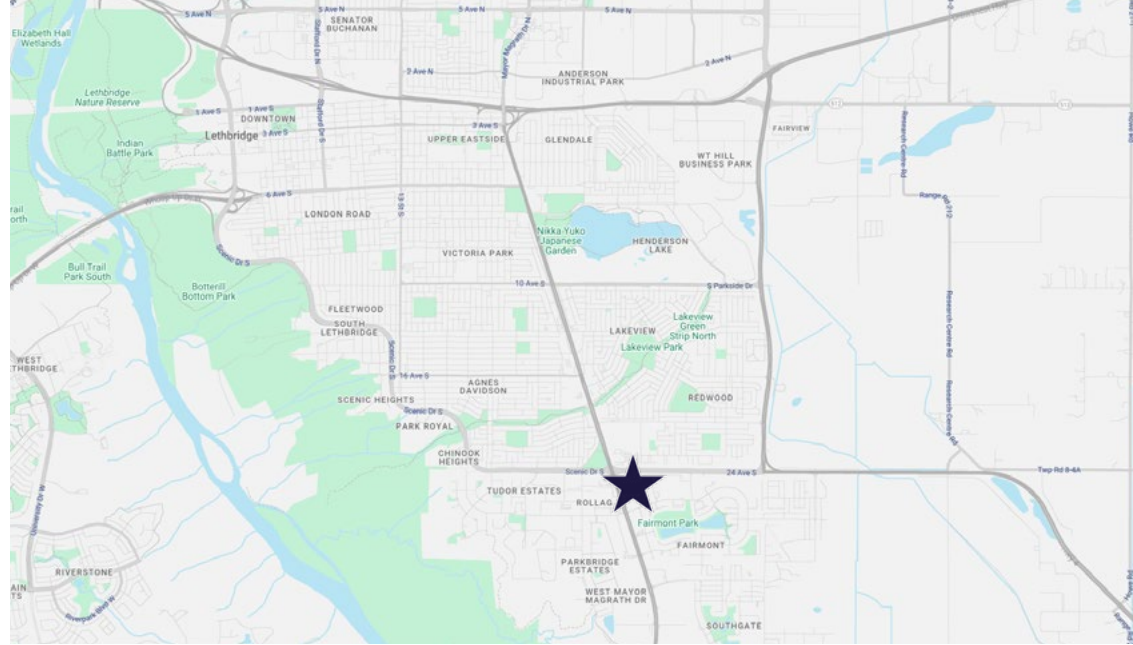


ABOUT FAIRWAY PLAZA

Fairway Plaza is a premier mixed-use development strategically located at 2424 Fairway Plaza Road South in South Lethbridge. Situated just off Mayor Magrath Drive South and 24th Avenue South, the plaza benefits from high visibility and traffic volumes exceeding 29,400 vehicles per day on Mayor Magrath Drive.

Fairway Plaza is in close proximity to major retailers such as McDonald's, Canadian Tire, Safeway, Ricky's All Day Grill, Booster Juice, Shoppers Drug Mart, and Boston Pizza, enhancing its appeal to both consumers and businesses. The area is well-served by ample on-site shared parking and offers building and pylon signage opportunities.

Located in a well-established area that is home to approximately 32% of Lethbridge's population, Fairway Plaza is also near actively developing communities like Prairie Arbour Estates and Southbrook, positioning it to benefit from ongoing regional growth.



NEARBY RETAILERS

SAFeway

Tim Hortons

THE KEG
STEAKHOUSE • BAR

Leon's

POPEYES

 *Thai* **express**

SHOPPERS
DRUG MART



RONA+

Holiday Inn





CIRCLE K

AGW

CONTACT

Ryan Rutherford

Vice President
Retail Sales & Leasing
+1 403 973 4677
ryan.rutherford@cushwake.com

Nick Preston, MBA

Vice President
Retail Sales & Leasing
+1 403 467 9222
nick.preston@cushwake.com

Adam Frizzell

Vice President
Commercial Sales & Leasing
+1 604 640 5840
adam.frizzell@cushwake.com

CUSHMAN & WAKEFIELD ULC

2400, 250 6 Ave SW
Calgary, AB T2P 3H7
cushmanwakefield.com

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