

FOR LEASE > RESTAURANT / RETAIL

# LAWSON SQUARE MALL

UNIT 1 202 PRIMROSE DR, SASKATOON, SK



Prime retail space located along Primrose Drive, one of the main arteries serving Saskatoon's north end. Lawson Square Mall is situated across from BJM High School, the soccer centre and down the street from Lawson Heights Mall.

## BUILDING PARTICULARS

- > End cap unit
- > Current layout includes a built out fast food restaurant
- > Electrical: 200 amp, three phase
- > Utilities: Separately metered gas & power
- > Mechanical: HVAC unit
- > Pylon Signage: Available for \$50.00 per month
- > Parking: Common on-site

## HIGH PROFILE MALL/AREA BUSINESS

- |                          |                    |
|--------------------------|--------------------|
| > Kentucky Fried Chicken | > DQ Grill & Chill |
| > Subway                 | > Husky            |
| > Pizza Hut              | > TD Canada Trust  |
| > Edward Jones           | > RBC Royal Bank   |

## AREA FOR LEASE

2,784 SF

## ZONING

B4

## LEASE RATE

\$30.00 PSF

## OCCUPANCY COSTS

\$13.00 PSF

## POSSESSION

February 1, 2024

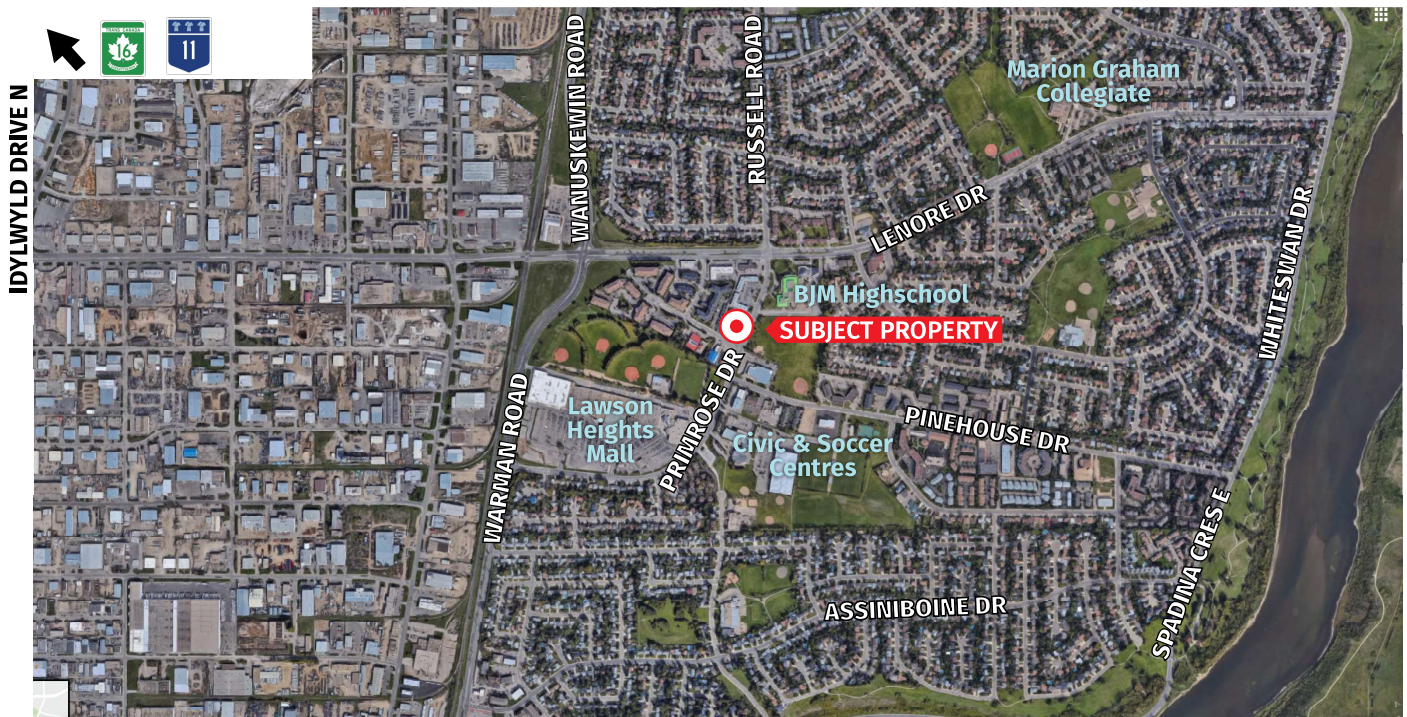
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## UNIT 1 202 PRIMROSE DRIVE



### LOCATION SPECS

Lawson Square Mall, located on Saskatoon's north end, is surrounded by three dynamic neighbourhoods: Lawson Heights, Silverwood Heights and River Heights. These high-density neighbourhoods have a total combined population of 20,000 with an average household income ranging from \$78,000-\$94,000. Two high schools, B.J.M. and Marion Graham, as well as the Mall at Lawson Heights grace the area.

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