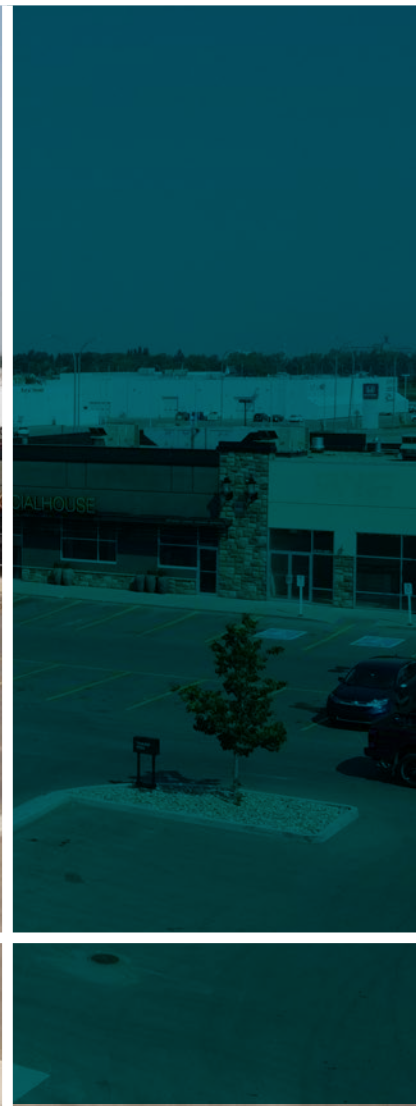


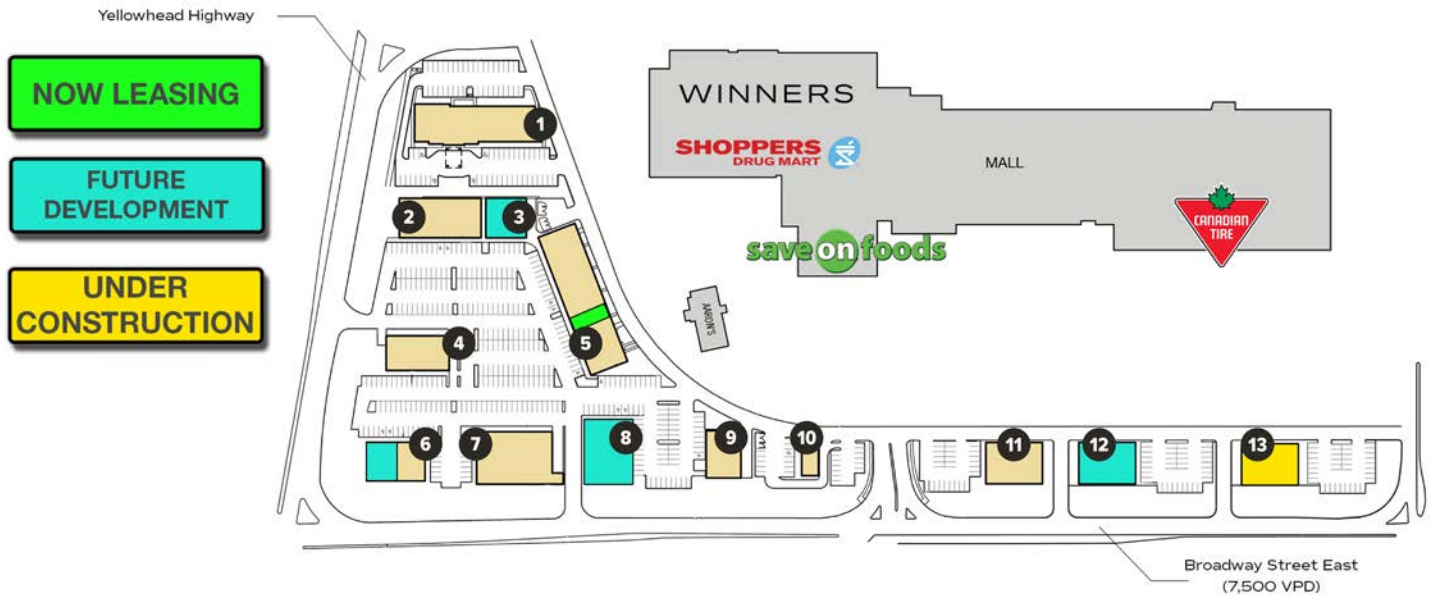
YORK STATION

Yorkton, Saskatchewan

10 ACRE SHOPPING CENTRE FOR LEASE



SITE PLAN



TENANT LISTING

1. Days Inn
2. Subway
PetValu
Fire & Flower
3. Future Development | 5,060 sf
4. Browns Socialhouse
Edo Japan
Buster Pizza
TacoTime
5. Dollarama
Now Leasing | 1,600 sf
Pita Pit
Sasktel
6. Future Development | 3,066 sf
Starbucks
7. Sobeys Liquor
8. Future Development | 9,870 sf
9. Mr. Mikes Steakhouse Casual
10. A&W
11. 7-Eleven
12. Future Development | 5,500 sf
13. Government Office | 5,500 sf

Yorkton is the regional economic hub of east-central Saskatchewan. The trading area is the third largest in the province serving more than 150,000 people in Saskatchewan and west-central Manitoba. The city has a strong role as a centre for the retail and wholesale trade, health and government services, and a variety of commercial services. One major shopping mall, several strip malls, five retail box stores (Wal-Mart, Canadian Tire, Superstore, Staples, The Brick) and numerous independent retail stores in Yorkton serve this region with retail sales at over \$600 million per year.

Yorkton boasts a growing and diversified economy that provides endless opportunities for new businesses and investment. The recent investment of \$400 million in two canola crushing plants has strengthened its agriresource based economy. The potential expansion in the potash mining sector within this region will contribute significantly to the growth of the Yorkton community.

Yorkton has a diversified economic base with more than 1,200 businesses employing over 9,000 workers. Manufacturing, agriculture & food processing, construction, information & cultural industries, professional, scientific & technical services, retail trade, educational, healthcare, & administrative sectors are the current strengths of Yorkton's economy.

SITE AERIAL



SITE DETAILS

SITE AREA

York Station: 10.8 acres

NET LEASABLE AREA:

42,682 sq.ft

SITE COVERAGE

20%

PARKING RATIO

7.94 stalls per 1,000 sf

BUILT

2013

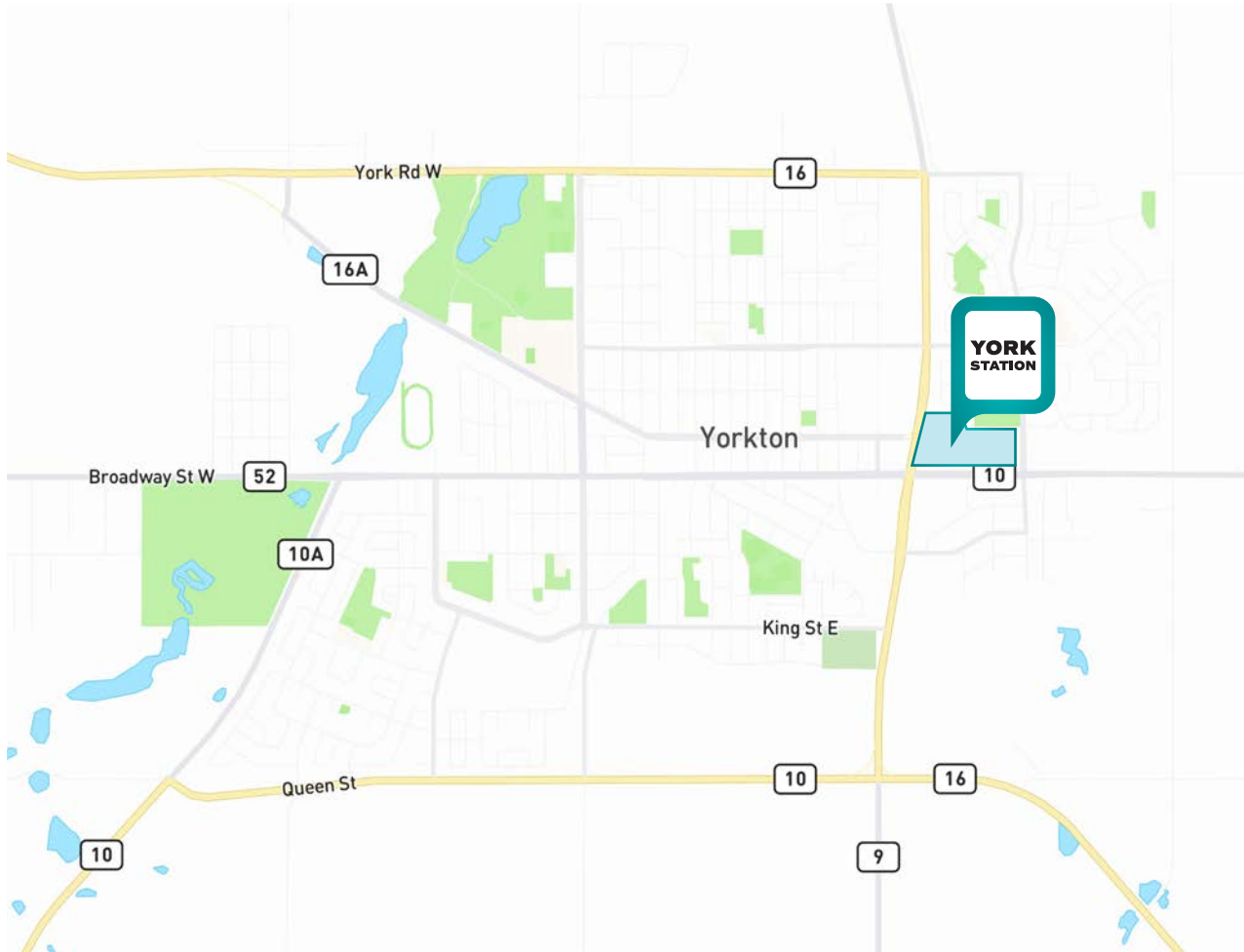
MARKET INFORMATION

- Population of economic region: 84,113
- Trade Area: 41,215 km²
- Household income: \$71,541 per annum
- Average daily traffic count: 3,700
- Yorkton retail sales were \$613 million in 2017
- Yorkton is the largest city in east-central Saskatchewan



YORK STATION

Yorkton, Saskatchewan



- Intersection of Highway #9 and Highway # 10 which services the area between Yorkton and Regina
- Adjacent to Parkland Mall (Save-On-Foods, Canadian Tire and Shoppers Drug Mart)
- Multiple site access points and all turns signalized intersection access from Highway #10.