NEW DEVELOPMENT FOR LEASE

ICR COMMERCIAL REAL ESTATE

REGENT PARK SHOPPING CENTRE
3835 SHERWOOD DRIVE, REGINA SK

OVERVIEW

Located in the heart of Regina's thriving Regent Park community, this exciting new retail development offers 16,800 SF of premium space with flexible unit sizes ranging from 1,400 to 5,600 SF. Anchored by major national brands such as Dollarama, FreshCo, and Scotia Bank, Regent Park Shopping Centre is perfectly positioned to attract high foot traffic and provide excellent visibility for your business. With the potential for drive-thru options on end-cap units, ample parking, and strategic placement in a high-traffic area, this is an opportunity to establish a strong presence in a growing neighbourhood.

PROPERTY PROFILE

AVAILABLE FOR LEASE
1,400-4,200 SF (Drive thru possible)

NET LEASE RATE
Market rent

OCCUPANCY COSTS
$10.11 PSF

BUILDING DETAILS
3-phase power
14 FT ceiling height

BUILDING SIZE
16,800 SF

REGENT PARK SHOPPING CENTRE

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Each bay within this new development is designed with flexibility and functionality in mind. With ample natural light, 3-phase power, and customizable space configurations, these units provide the ideal setting for a variety of retail businesses. Whether you're looking for a small 1,400 SF unit or need up to 5,600 SF, Regent Park Shopping Centre can accommodate your needs, complete with drive-thru potential for the end-cap units.

UNIT DETAILS

- 1,400 SF each (20' X 70')
  3-phase power
- Large windows
- Dedicated signage opportunity

PARKING

Ample parking at shopping centre

ANCHOR TENANTS

Dollarama
Freshco
Scotia Bank

VISIBILITY & TRAFFIC

Located in high-traffic area within well-established Regent Park Shopping Centre, with visibility from nearby major roads.

REGENT PARK SHOPPING CENTRE

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SITUATED IN REGINA'S GROWING NEIGHBOURHOOD, NEXT TO COMMUNITY AMENITIES, SCHOOLS AND RESIDENTIAL AREAS

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