



FOR LEASE

UNIT 44-9522 MAIN STREET

LAKE COUNTRY, BC

OFF-MARKET LEASING OPPORTUNITY



PROPERTY FEATURES

 **LOCATION**
High-visibility Main Street
frontage

 **ZONING**
C1 - Town Centre
Commercial

 **PARKING**
On-site customer parking

 **OPPORTUNITIES**
Ideal for personal
service, beauty, or
retail users

THE NUMBERS

 **SIZE**
±1,098 SF

 **PRICING**
Base Rent: \$34.00/SF
Est. NNN: \$12.17/SF

 **AVAILABILITY**
July 1, 2026

Position your business along Main Street in beautiful Lake Country. This well-established commercial corridor offers strong visibility and consistent daily traffic. This 1,098 SF unit features an efficient layout well suited for personal service uses such as tanning, beauty, or wellness operators, as well as retail users.

Situated within an established neighbourhood commercial hub, the property benefits from a complementary mix of local businesses, including Sun City Physiotherapy, IDA Pharmacy, Health First Chiropractic, and Lake Country Optometry, and is further supported by national retailers such as Save-On-Foods and McDonald's. The location provides a steady customer base and convenient access for both foot traffic and nearby residents.

Available July 1, 2026, this is a great opportunity to secure a high-exposure retail space in a proven commercial node.

LAKE COUNTRY AT A GLANCE

Lake Country is one of the Okanagan's fastest-growing communities, positioned between Kelowna and Vernon along Highway 97. With limited new commercial development and continued residential expansion, the area presents a rare opportunity for retailers seeking early positioning within an undersupplied market.

DEMAND DRIVERS

-  **HISTORY**
Incorporated in 1995 through the amalgamation of Winfield, Oyama, Carr's Landing, and Okanagan Centre.¹
-  **COMMERCIAL CORE**
Highway 97 serves as Lake Country's primary retail corridor, supporting neighbourhood-serving commercial activity.²
-  **HIGHWAY ACCESS**
Highway 97 provides direct connectivity between Kelowna and Vernon, with approximately 55,000+ vehicles per day.³
-  **RESIDENTIAL DENSITY**
Population increased from 15,817 (2021) to an estimated 18,000+ (2023), reflecting continued residential growth.⁴
-  **DEMOGRAPHICS**
Population: 18,000+
Median Household Income: ~\$97,000⁵

Sources:

¹ District of Lake Country - Municipal History & Incorporation Records;

² District of Lake Country Official Community Plan (OCP);

³ BC Ministry of Transportation & Infrastructure - Traffic Data Program (AADT), Hwy 97

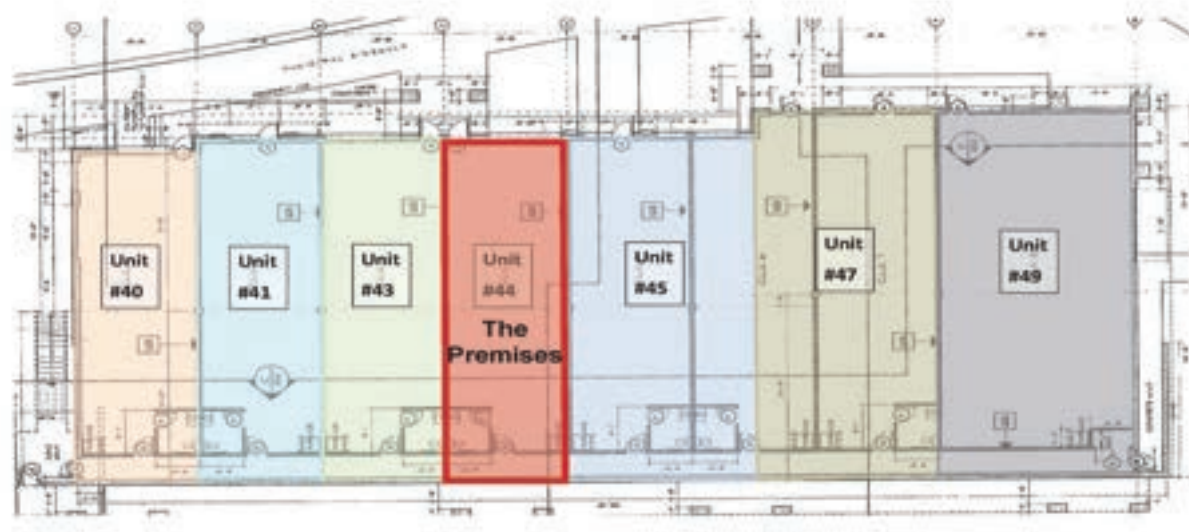
⁴ Statistics Canada - 2021 Census Profile & BC Stats - 2023 Sub-Provincial Population Estimates

⁵ Statistics Canada - 2021 Census Profile (District of Lake Country)





LOCATION





Let's chat.

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