

# FOR LEASE

Freestanding Building at High Traffic, Signalized Intersection

1103 Pembina Highway, Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**54,500  
VEHICLES PER DAY**



**22 ON-SITE  
PARKING STALLS**

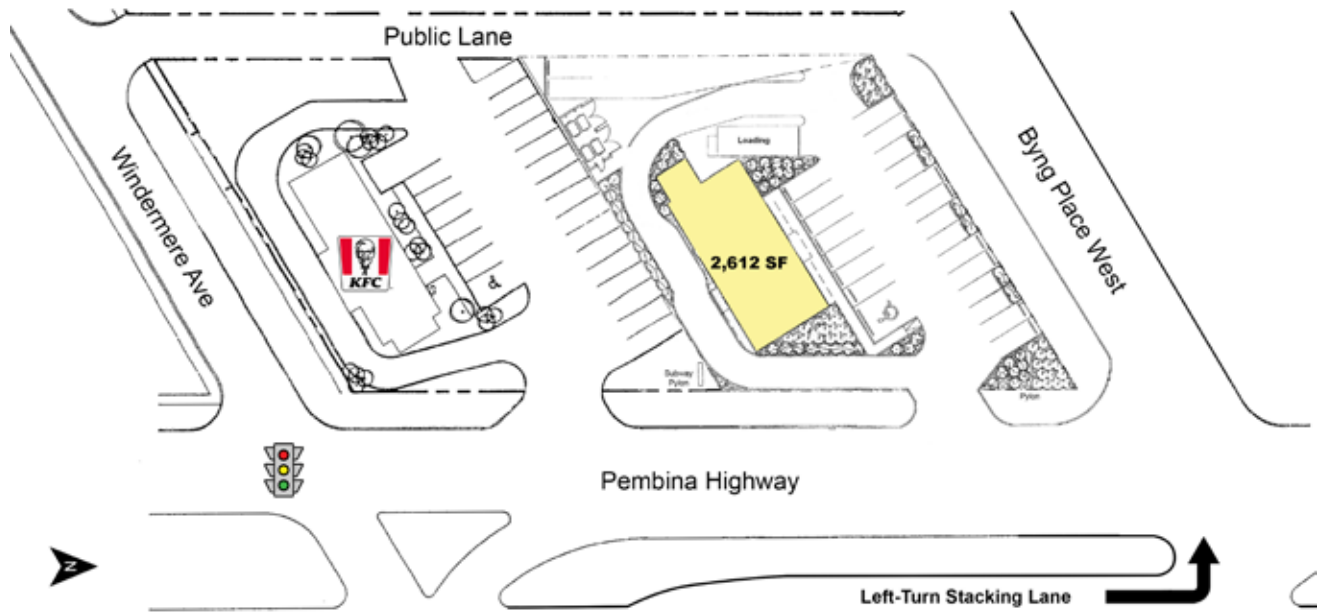


**5 TRANSIT  
STOPS NEARBY**

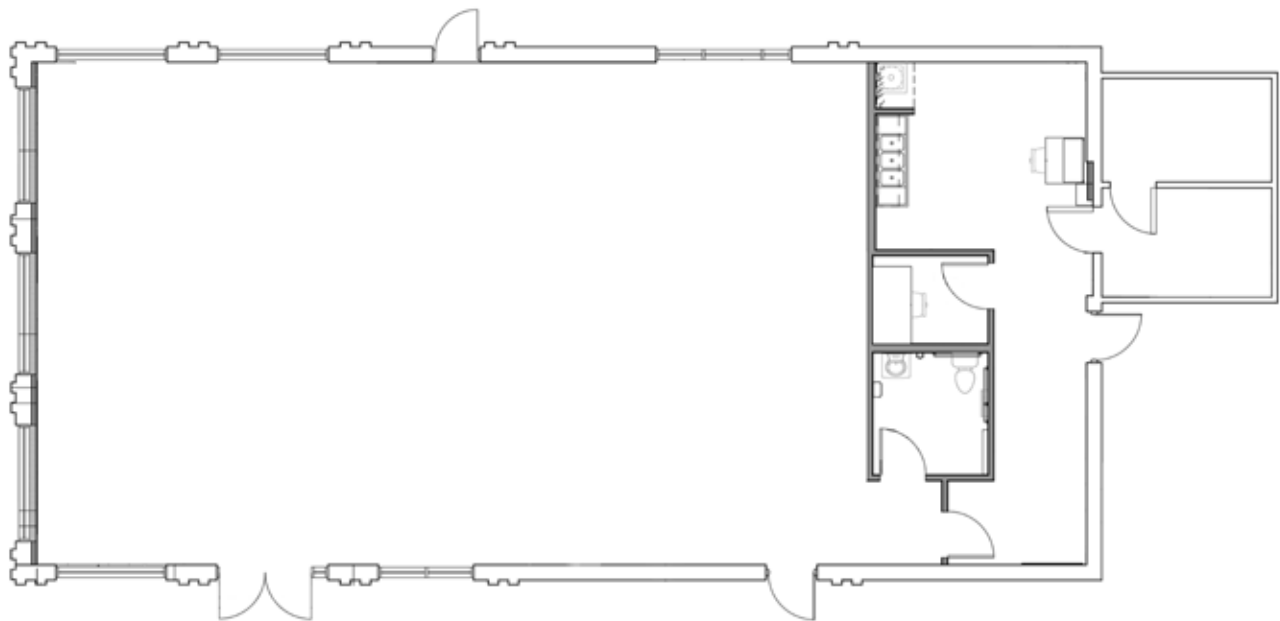
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## SITE PLAN



## FLOOR PLAN



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	2,612 SF
Property Taxes (est.)	\$7.70/SF
CAM (est.)*	\$3.50/SF
Zoning	C2 - Commercial District

\*Plus management fee

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	65,048	211,869
Daytime Population	64,726	254,083
Households	29,160	98,028
Median Age	39.5	38.1
Avg. Household Income	\$119,166	\$106,648

Source: Environics Analytics ©2024

## LOCATION

- Located on the going home side of Pembina Highway between Windermere Avenue/Point Road and Byng Place West, at a signalized intersection.
- Left turn stacking lane at Byng Place West.
- Freestanding pylon sign with reader board.
- Across from Shoppers Drug Mart and Starbucks, and directly north of new apartment complex.
- Potential for patio.
- Surrounded by the community of Fort Garry - an affluent and densely populated neighbourhood.
- **Potential to re-establish drive-thru.**

## TRAFFIC

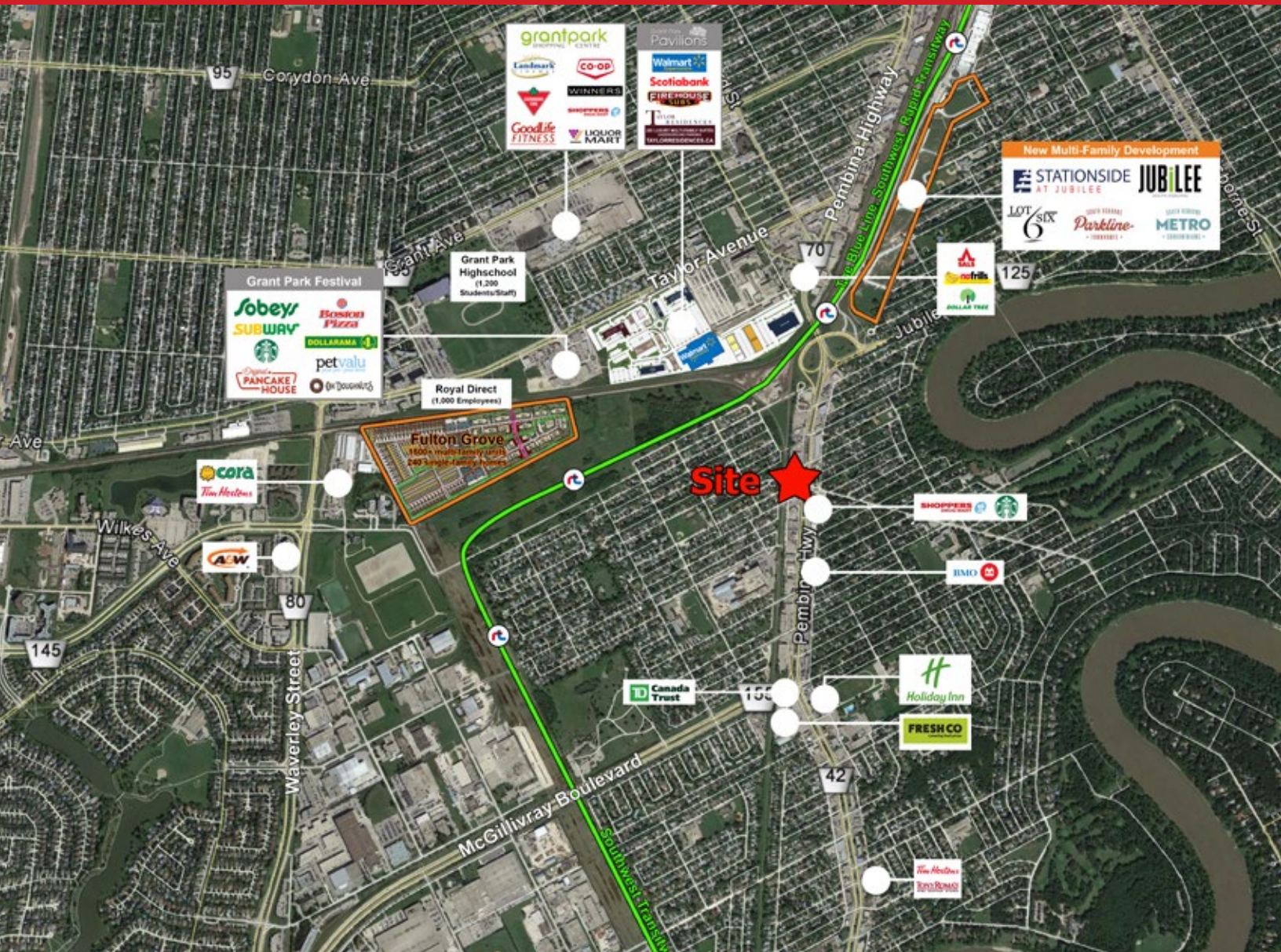
- 54,500 vehicles per day on Pembina Highway between Jubilee Avenue and McGillivray Boulevard.

City of Winnipeg Public Works Department 2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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