

# FOR LEASE

Prime Retail at High Traffic Corner in St. Vital

Dakota Plaza - 1105 St. Mary's Road, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**HIGH**  
TRAFFIC



**AMPLE**  
PARKING



**VERY**  
WALKABLE

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Dakota Plaza - 1105 St. Mary's Road, Winnipeg, Manitoba



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	2,080 +/- SF
Net Rent	\$26/SF
Additional Rent* (est.)	\$11.50/SF
Zoning	C3 - Commercial
Parking	100+ stalls

\*plus management fee



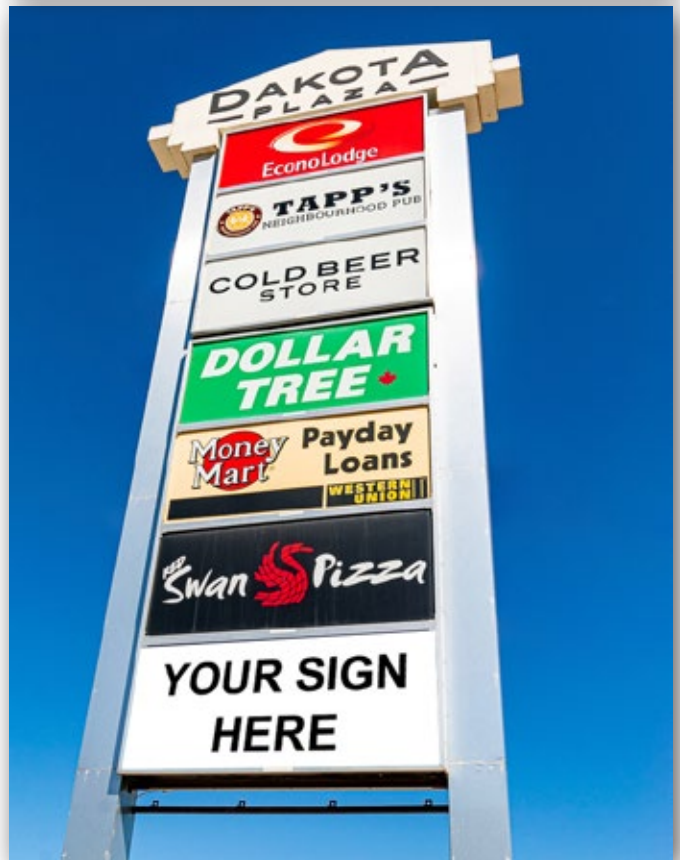
## LOCATION

- Located at the southeast corner of St. Mary's Road and Dakota Street, a high traffic signalized intersection.
- Just north of St. Vital Shopping Centre, Winnipeg's second largest indoor mall at over 1M sq. ft. with 140+ shops & services.
- Prominent fascia & pylon signage opportunities.
- Substantial walk-up customer base with high density single and multi-family housing surrounding the site.
- Directly across from Family Foods grocery, Dollarama and Dakota Collegiate with over 1,200 students.

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	68,515	169,167
Daytime Population	53,964	142,012
Households	27,818	67,556
Median Age	41.3	38.9
Avg. Household Income	\$107,864	\$107,117

Source: Environics Analytics ©2021



## TRAFFIC

- 49,900 vehicles per day on St. Mary's Road & Dunkirk Drive/Dakota Street.

Reference: City of Winnipeg Public Works Department, 2019

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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

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