

FOR LEASE

Pad Site Opportunity in Busy Polo Park Retail Node

1301 St. Matthews Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



GREAT
ACCESS



AMPLE
PARKING



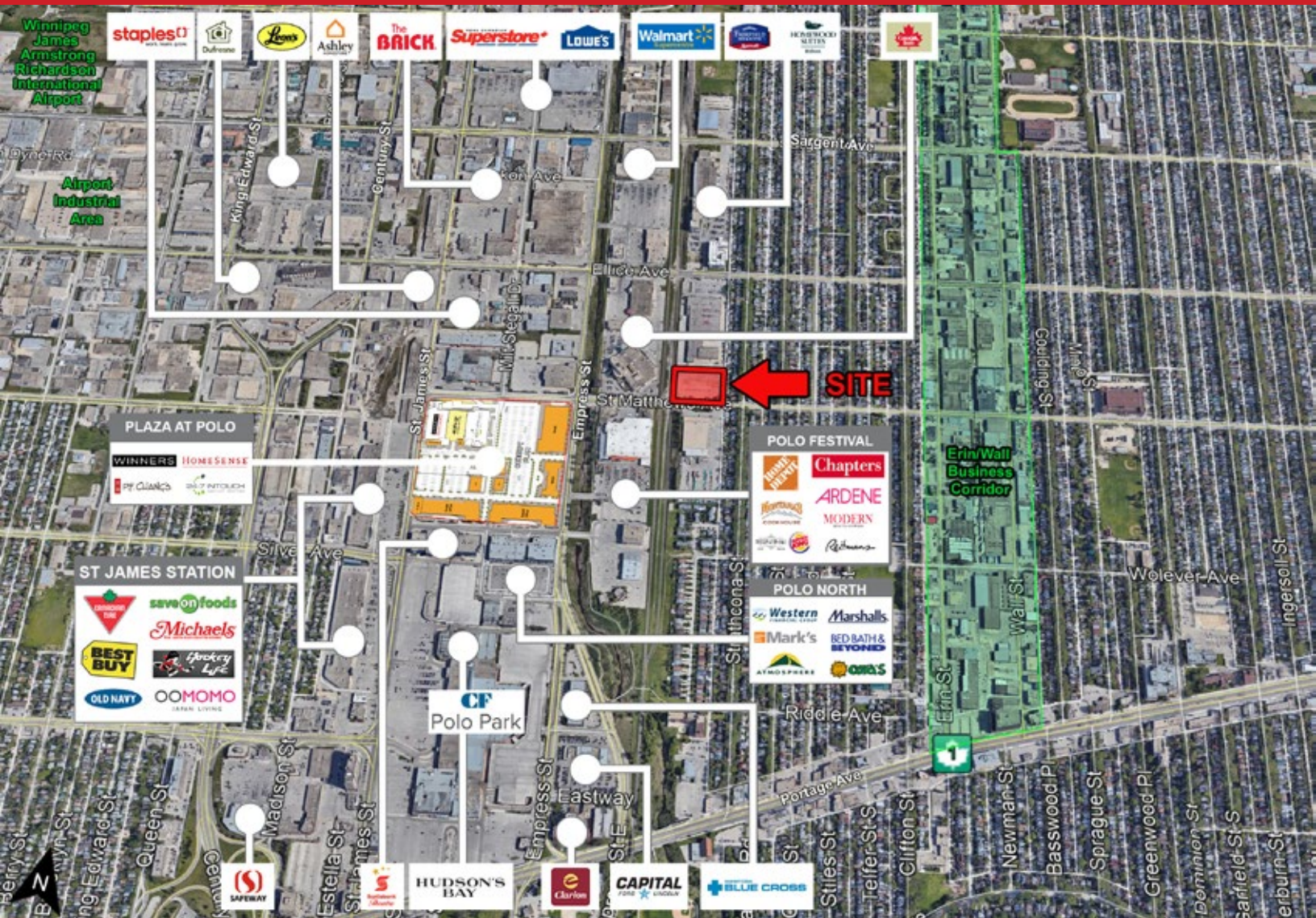
STRONG
DAYTIME POPULATION

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DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	28,098	121,090	315,760
Daytime Population	41,543	178,245	415,520
Households	10,666	49,402	129,161
Median Age	36.9	36.3	37.6
Avg. Household Income	\$81,826	\$87,767	\$92,665

Environics Analytics ©2021

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PROPERTY SUMMARY

Available	Pad Site - Up to 6,000 SF
Zoning	C3

TRAFFIC

29,000 vehicles per day at Ellice Avenue & Empress Street.

City of Winnipeg Public Works Department, 2018

PUBLIC TRANSPORTATION

4 transit routes serve the Polo Park area, connecting to all quadrants of the city.

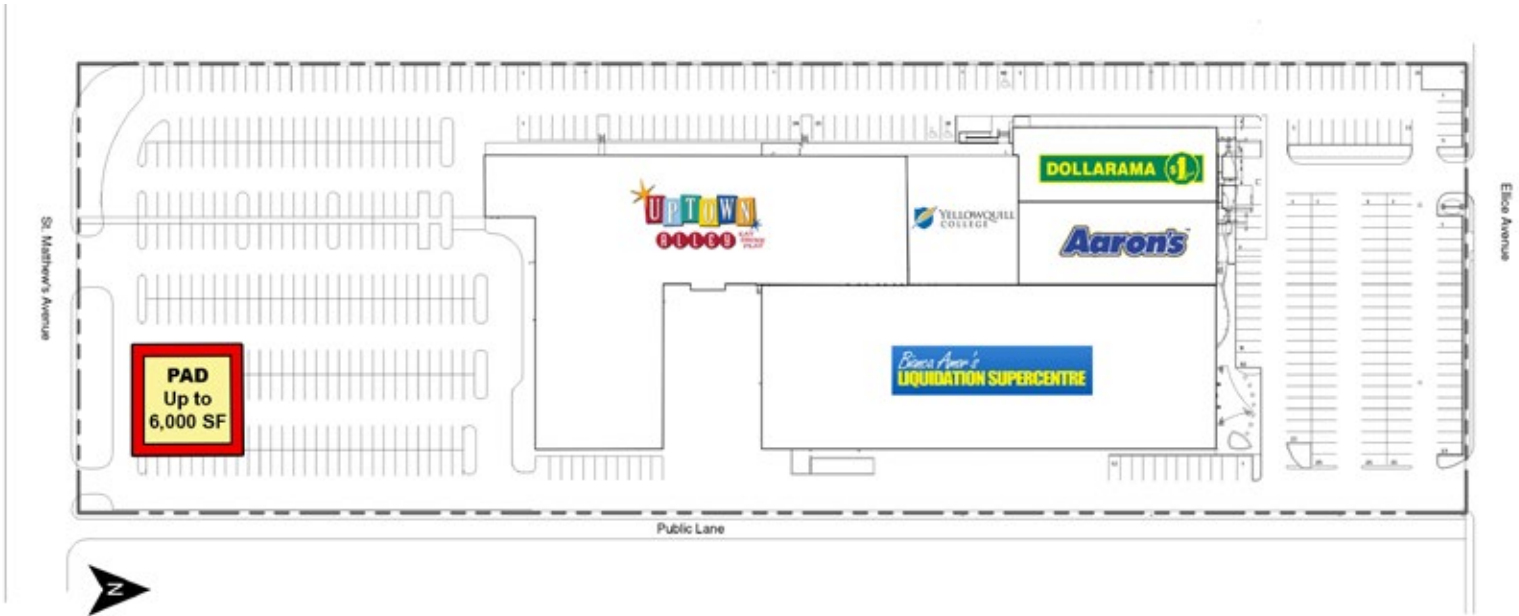
FEATURES

- Dominant exposure to St. Matthews Avenue, with convenient access to Ellice Avenue
- Ample, free on-site parking for customers and staff
- Suitable for a variety of uses including medical, financial services, professional office, and retail
- One block east of Winnipeg's largest and busiest indoor shopping centre at 1.2M square feet with 10 million annual visitors
- Across from dominant retailers including Walmart, Home Depot, and Chapters
- Directly adjacent to numerous hotels including Fairfield Inn & Suites by Marriott, Homewood Suites by Hilton, and Canad Inns
- Join: Uptown Alley, Dollarama, Aaron's and Bianca Amor's Liquidation Supercentre
- **Suitable for a variety of uses including medical, financial services, professional office and retail**



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LOCATION

- Situated just east of Empress, with excellent access from St. Matthews Avenue and Ellice Avenue.
- Easy connection to Route 90 and Portage Avenue via the new St. Matthews Avenue extension located between St. James Street & Century Street.
- Less than 4km southeast of Winnipeg James Armstrong Richardson International Airport.

FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



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