

# FOR LEASE

Prime Retail End Cap with Drive Thru on Pembina Highway

1740 Pembina Highway, Winnipeg Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS

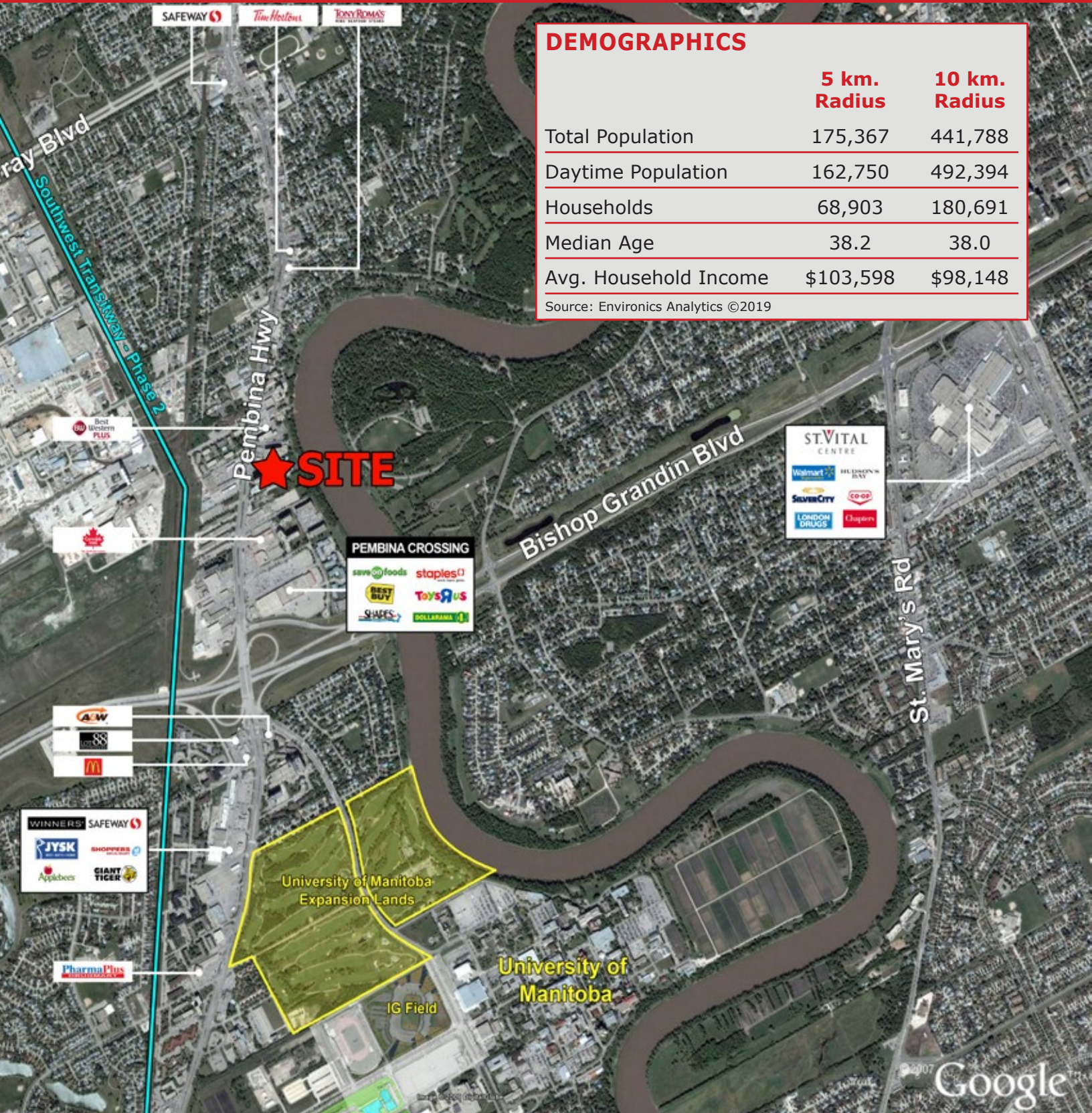


**AMPLE**  
ONSITE PARKING



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## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	175,367	441,788
Daytime Population	162,750	492,394
Households	68,903	180,691
Median Age	38.2	38.0
Avg. Household Income	\$103,598	\$98,148

Source: Environics Analytics ©2019

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## PROPERTY SUMMARY

Available	1,539 SF
Gross Leasable Area	4,709 SF
Property Taxes (est.)	\$8.06/SF
CAM*(est.)	\$8.65/SF
Parking	38 Stalls
Zoning	C2 - Commercial

\*plus management fee

## FEATURES

- Over 38 feet of frontage.
- Excellent fascia signage opportunities.
- Prominent pylon signage available.

## LOCATION

- Neighbours include 2 hotels, multi-family, Pony Corral and Pembina Crossing featuring Save ON Foods, Staples, Best Buy, Toys R Us and Dollarama.
- One kilometer north of the University of Manitoba with over 35,000 students and staff and IG Field, home to the new Winnipeg Blue Bombers.
- Surrounded by the growing and densely populated communities of St. Vital, Fort Garry, Fort Richmond and Waverley Heights.
- Strong daytime population at the nearby Fort Garry Industrial Park.
- Rare left-turn access for southbound traffic.

## TRAFFIC

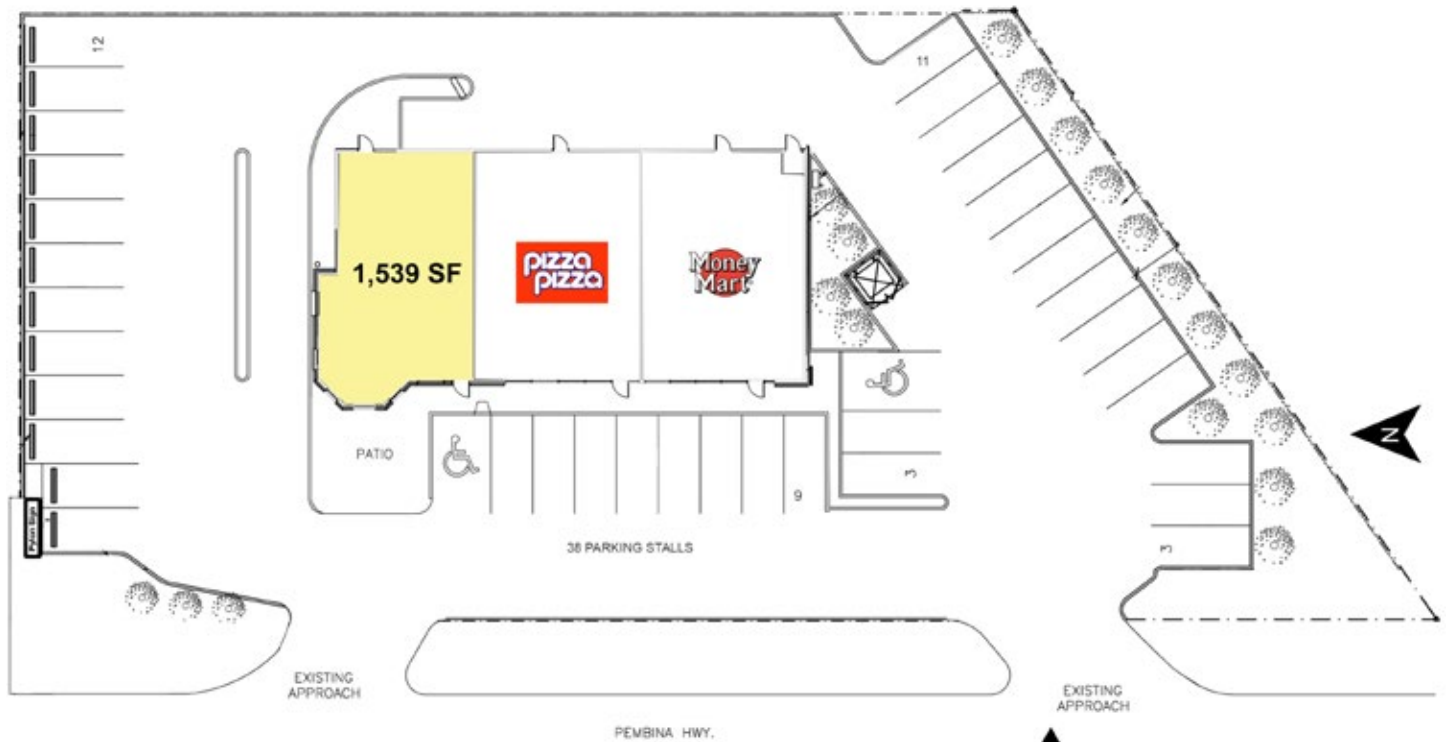
- 48,300 vehicles per day at the intersection of Pembina Highway and Plaza Drive.

Reference: City of Winnipeg Public Works Department, 2018



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FOR MORE INFORMATION, PLEASE CONTACT:

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