

# FOR LEASE

Freestanding Retail Building at a Signalized Intersection

1871 Main Street, Winnipeg, Manitoba



**SIGNALIZED  
INTERSECTION**



**DOMINANT  
SIGNAGE**



**AMPLE ON-SITE  
PARKING**



**36,600 VEHICLES  
PER DAY**

Main Street (2024)

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1871 Main Street, Winnipeg, Manitoba



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	2,100 SF
Net Rent	\$32/SF
Operating Cost (Property Taxes and Insurance)	\$7.76/SF
Zoning	C2

\*plus 5% of gross rent management fee

## FEATURES

- Located on the going home side of Main Street between Kingsburry Avenue and Burrin Avenue at a signalized intersection with high visibility.
- Free standing pylon sign.
- Ample onsite parking and street parking.
- Situated south of the Kildonan Park neighborhood.

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	92,712	215,749
Daytime Population	70,956	201,880
Households	37,358	81,804
Median Age	38.6	37.1
Avg. Household Income	\$96,556	\$96,874

Environics Analytics ©2025

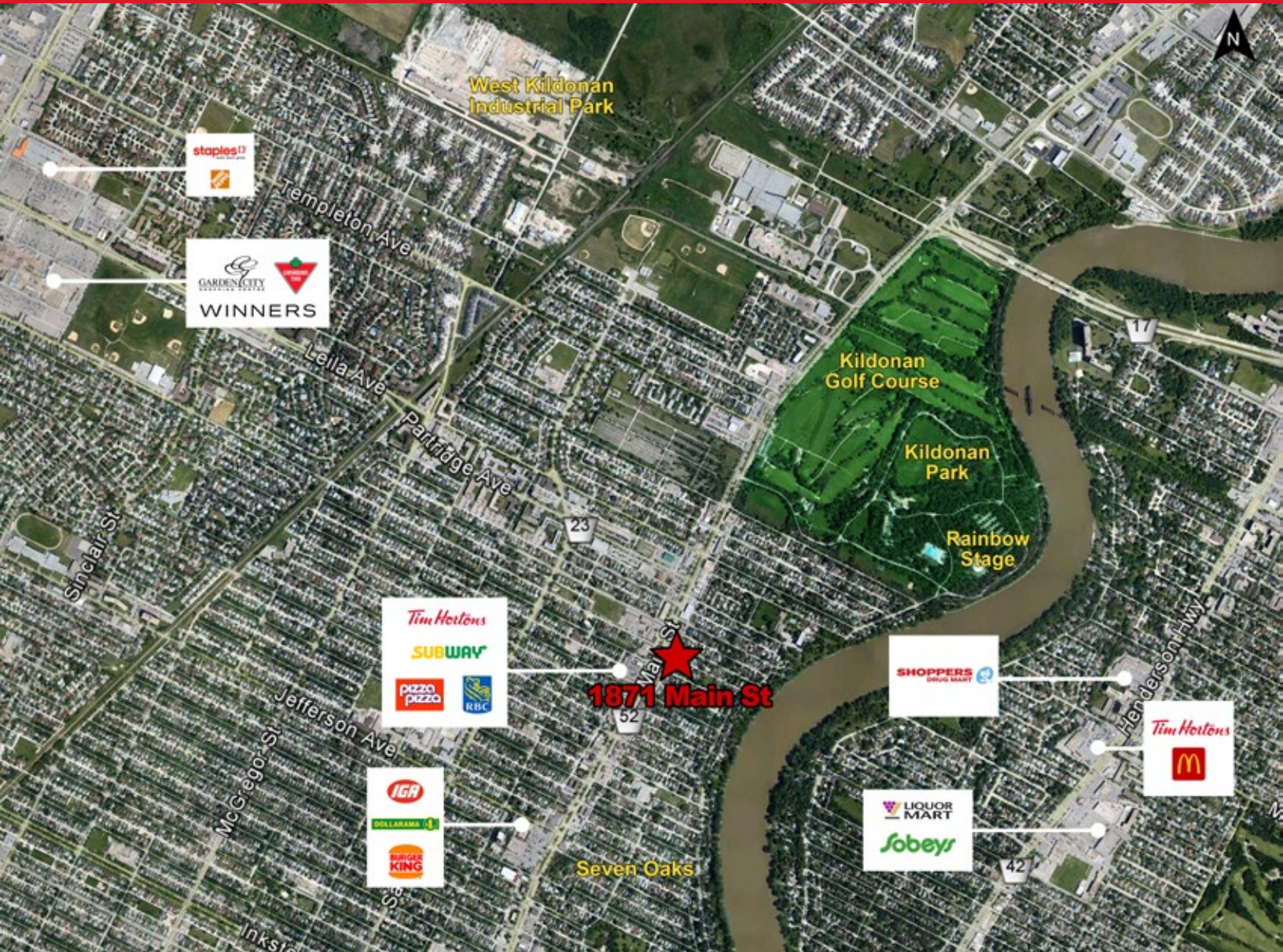
## TRAFFIC

36,600 vehicles per day on Main Street between Leila Avenue and Inkster Boulevard.

City of Winnipeg Public Works Department 2024

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FOR MORE INFORMATION, PLEASE CONTACT:

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