

FOR LEASE

Freestanding Restaurant at High Traffic Intersection

2005 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**

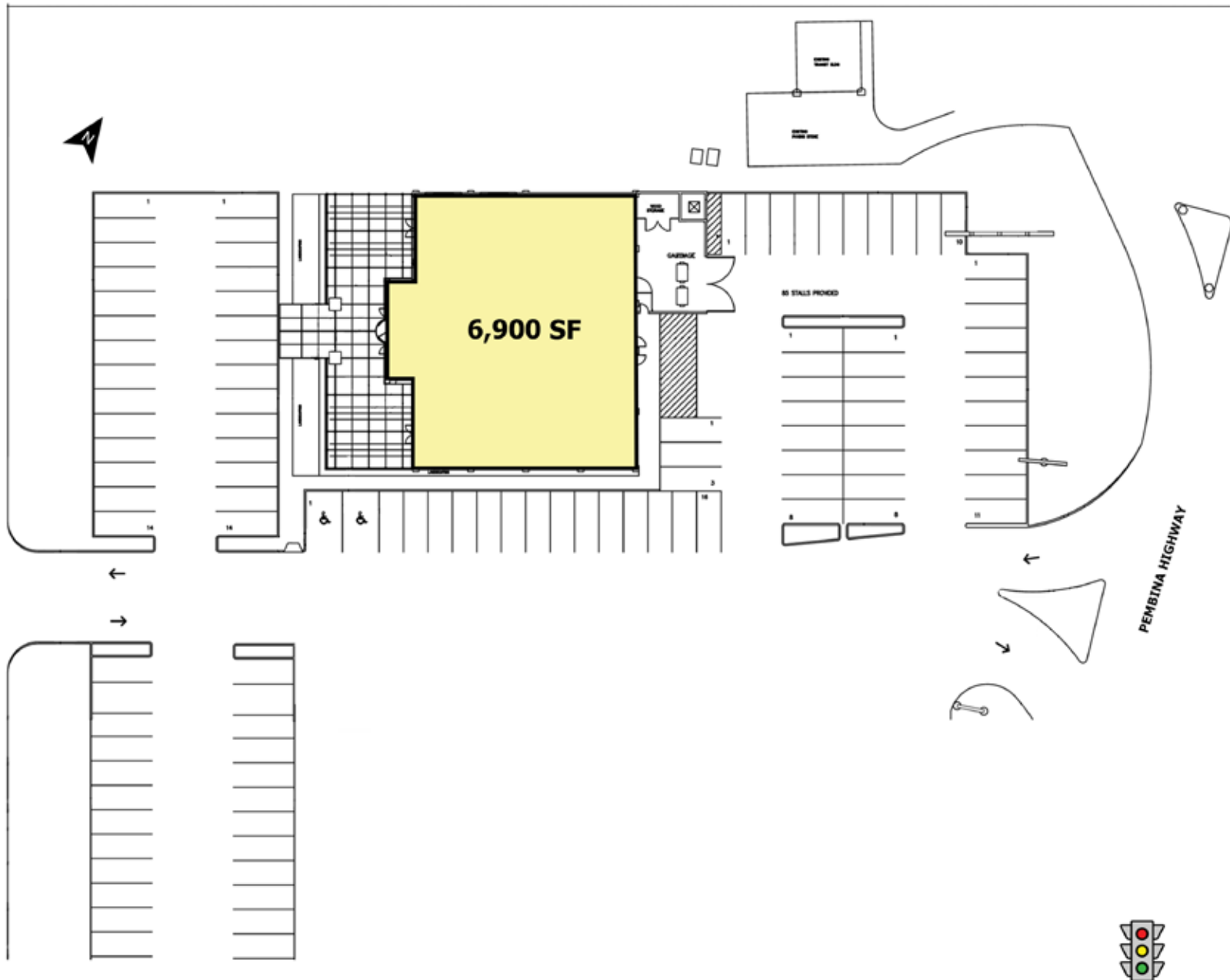


**AMPLE
PARKING**

FOR LEASE

2005 Pembina Highway, Winnipeg, Manitoba

BISHOP GRANDIN BOULEVARD



204.474.2000

Shindico

FOR LEASE

2005 Pembina Highway, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	6,900 SF
Land Area	44,143 SF (1.01 Acres)
Property Taxes (est.)	\$6.52/SF
CAM (est.) (Plus Management Fee)	\$2.18/SF
Parking	Approx. 100 Stalls

FEATURES

- High traffic intersection in Southwest Winnipeg.
- Dominant exposure on Pembina Highway and Bishop Grandin Boulevard.
- Surrounded by the growing communities of Fort Garry, Fort Richmond, South St. Vital and Waverley Heights.
- Opportunity to serve Waverley West, a new development in the southwest, projected to have a population of over 40,000 at build out.

LOCATION

- Situated at the southwest corner of Bishop Grandin Boulevard & Pembina Highway interchange.
- Pembina Highway is Winnipeg's busiest north/south thoroughfare.
- North of the University of Manitoba with over 35,000 students and staff and IG Field, home of the Winnipeg Blue Bombers.
- Plans are underway for the first phase of development on the University of Manitoba's expansion lands.

TRAFFIC

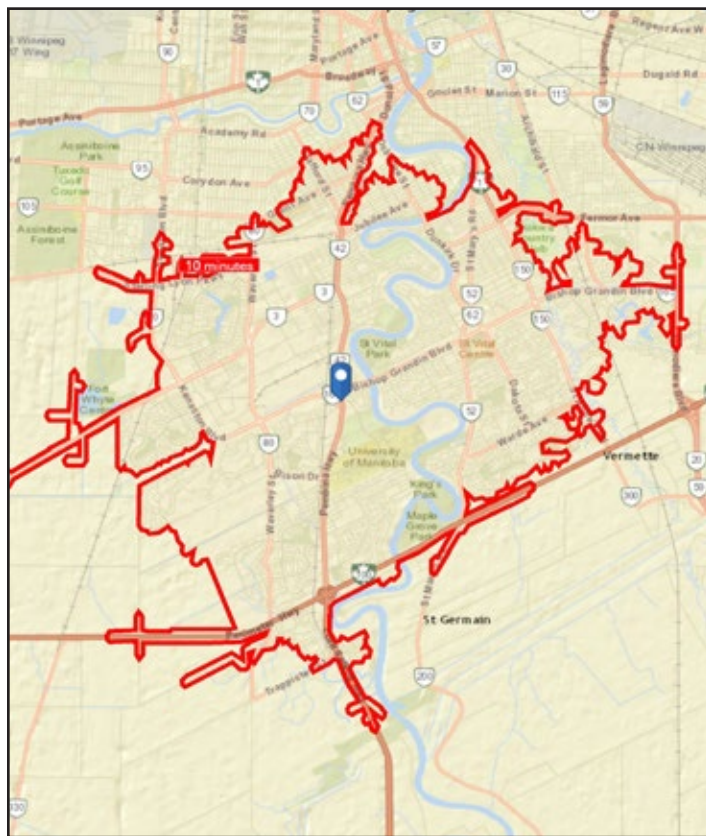
- 121,500 vehicles per day on Pembina Hwy. & Bishop Grandin Boulevard.

Reference: City of Winnipeg Public Works Department, 2019

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	157,622	423,360
Daytime Population	131,569	469,506
Households	57,509	169,397
Median Age	38.0	38.4
Avg. Household Income	\$118,401	\$107,470

DRIVE TIMES

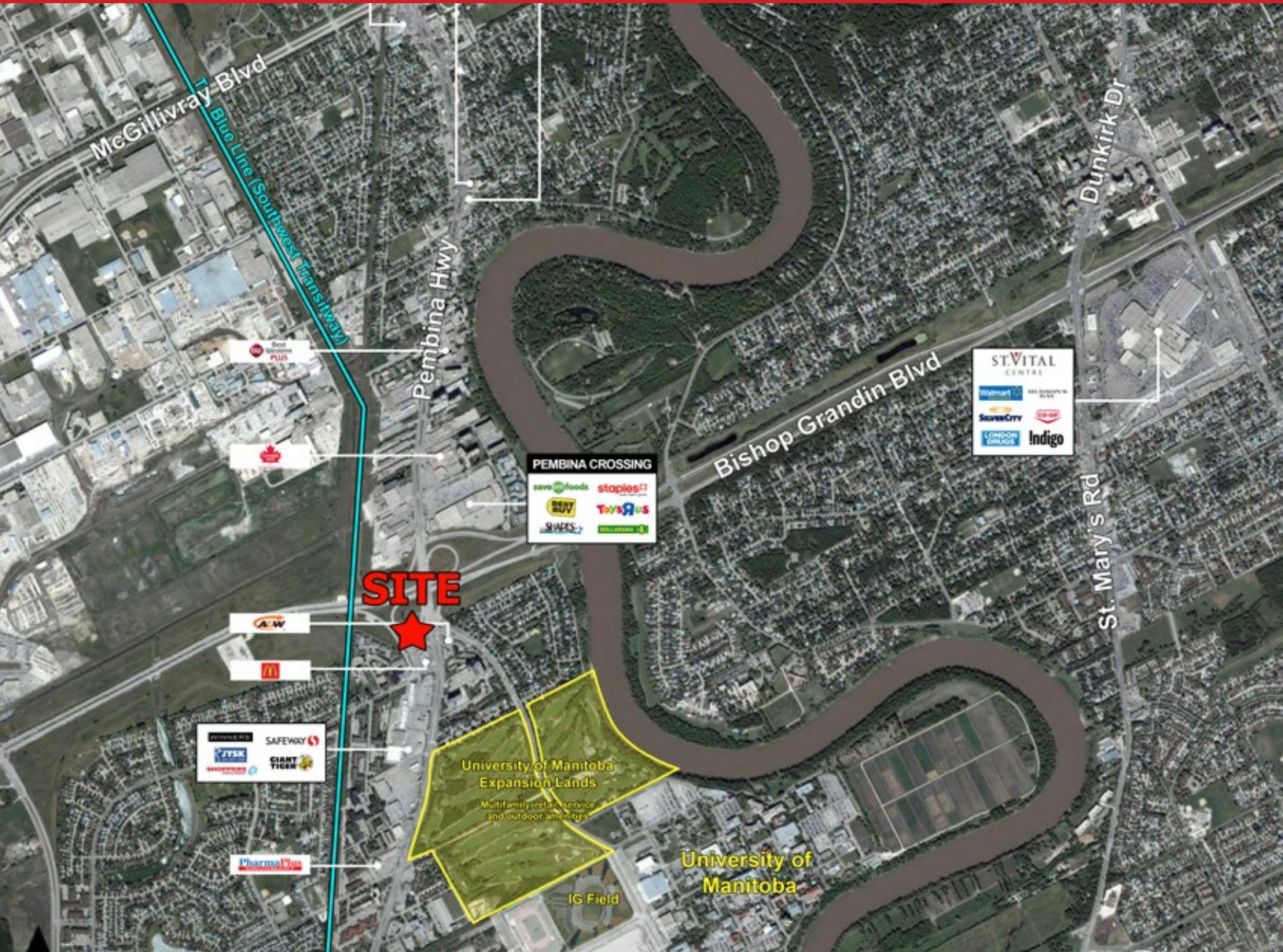


- 217,278 people live within a 10 minute drive time of 2005 Pembina Highway.
- Households within a 10 minute drive time spend an average of \$4,257 per year on food purchased from restaurants.

Reference: Environics Analytics ©2022

FOR LEASE

2005 Pembina Highway, Winnipeg, Manitoba



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



Shindico

Succeeding by Helping Others Succeed



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.071423