

# FOR LEASE

Freestanding Restaurant at High Traffic Intersection

2005 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT  
TRANSIT**



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



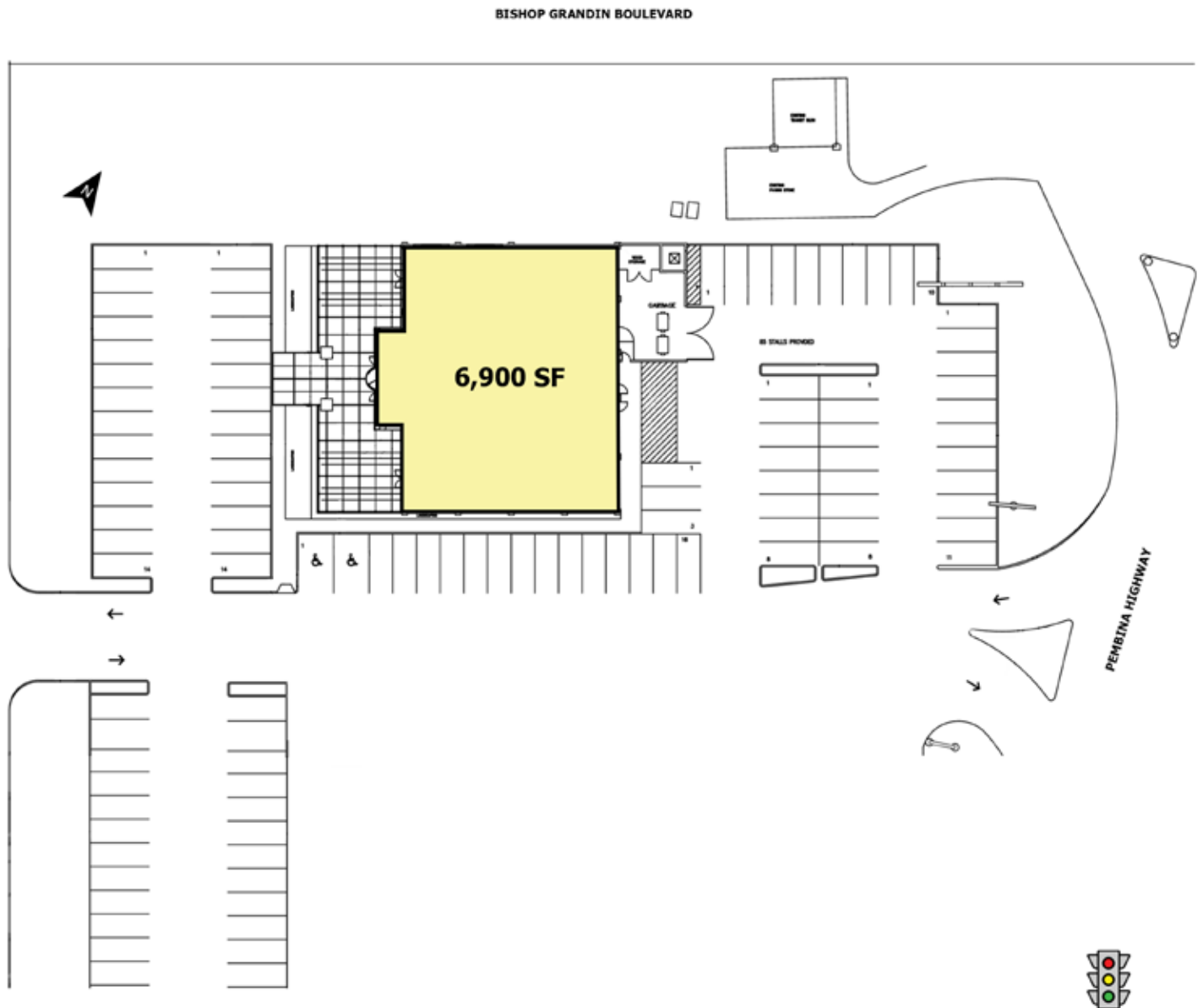
**AMPLE  
PARKING**

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## 2005 Pembina Highway, Winnipeg, Manitoba

### PROPERTY SUMMARY

Available	6,900 SF
Land Area	46,000 SF (1.06 Acres)
Property Taxes (est.)	\$6.89/SF
CAM (est.) (Plus Management Fee)	\$2.28/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 Princess Auto Stadium, home of the Winnipeg Blue Bombers.
- Plans are underway for the first phase of development on the University of Manitoba's expansion lands.

### TRAFFIC

- 100,700 vehicles per day on Pembina Hwy. & Bishop Grandin Boulevard.

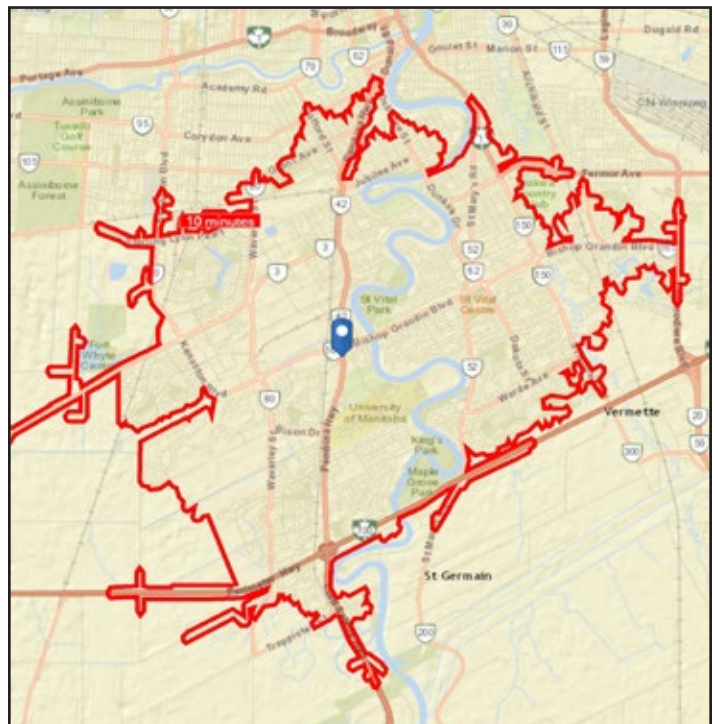
Reference: City of Winnipeg Public Works Department, 2022

### DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	162,652	430,297
Daytime Population	135,938	477,975
Households	62,457	180,503
Median Age	37.9	38.4
Avg. Household Income	\$120,408	\$110,745

Source: Environics Analytics ©2023

### DRIVE TIMES



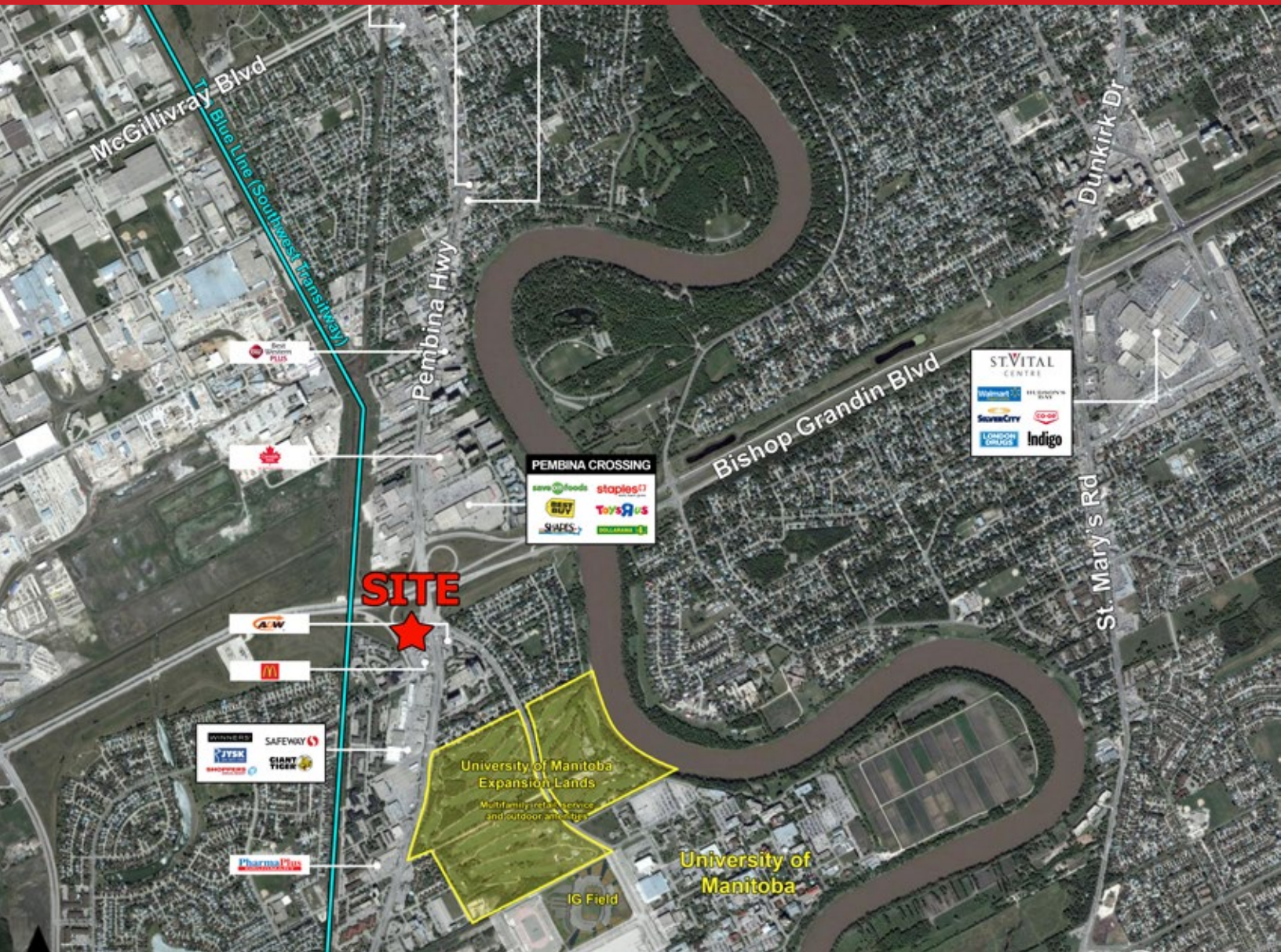
- 222,319 people live within a 10 minute drive time of 2005 Pembina Highway.
- Households within a 10 minute drive time spend an average of \$4,395 per year on food purchased from restaurants.

Reference: Environics Analytics ©2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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*Succeeding by Helping Others Succeed*



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

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