Main Floor Commercial Space in New Mixed-Use Development

2525 Pembina Highway, Winnipeg, Manitoba









STRONGDAYTIME POPULATION



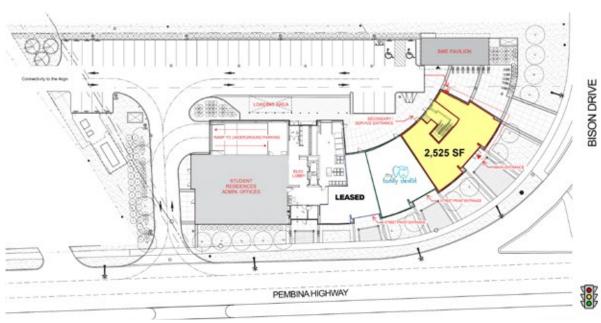
ON SITE PARKING



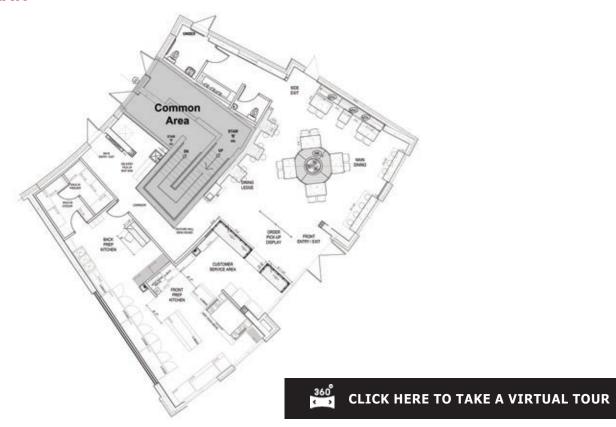


2525 Pembina Highway, Winnipeg, Manitoba

SITE PLAN



FLOOR PLAN



2525 Pembina Highway, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	2,525 SF
Lease Expiry	April 30, 2032
Net Lease Rate	Contact Agent
Additional Rent (e	st.) \$12.00/SF
Zoning	RMU - Residential Mixed-Use

Equipment Package available for Purchase

TRAFFIC

32,500 vehicles per day on Pembina Highway between Bison Drive and Perimeter Highway.

City of Winnipeg Public Works Department 2023

FEATURES

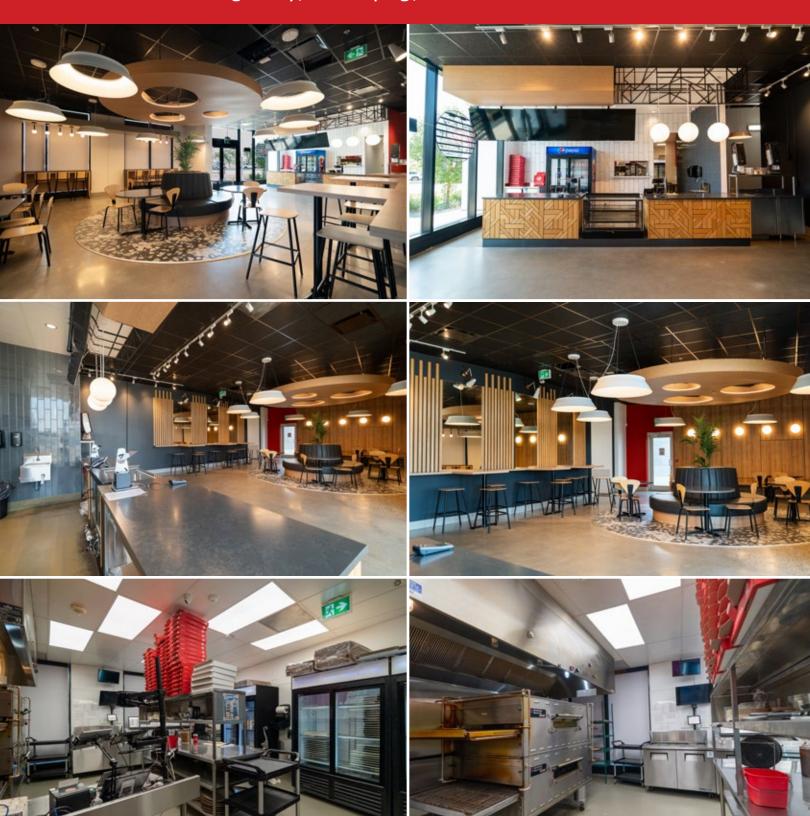
- Great exposure to Pembina Highway.
- Directly across from main entrance to the University of Manitoba with over 30,000 staff and students.
- Underground parking available for staff and surface parking for visitors.
- Over 1,000 new residential units within walking distance.
- The ARC and Align offer over 1,100 beds of student housing providing a substantial on site customer base.
- Opportunity for patio.

DEMOGRAPHICS	3 km. Radius	5 km. Radius
Total Population	52,525	123,401
Daytime Population	40,337	104,735
Households	18,971	43,758
Median Age	33.2	36.2
Avg. Household Income	\$106,967	\$124,821

Environics Analytics ©2024



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FOR MORE INFORMATION, PLEASE CONTACT:

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