

# FOR LEASE

Retail Opportunity at Established Pembina Highway Retail Node  
Fort Richmond Plaza, 2860 Pembina Highway, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS



**700+**  
PARKING STALLS



**294,000+**  
TOTAL POPULATION

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**Shindico**

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## PROPERTY SUMMARY

Available	23,025 SF
Land Area	12.1 Acres
Parking	Over 700 Stalls
Zoning	C4

## LOCATION

- Southeast corner of Pembina Highway and Killarney Avenue.
- All directions access at signalized intersection.
- Across from Richmond West Shopping Centre anchored by Manitoba Liquor Mart, Royal Bank and Planet Fitness.
- Pembina Highway (Route 42) is the major thoroughfare to and from the United States.
- Opportunity to serve Waverley West with a projected population of 40,000.
- Just south 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.

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	113,802	294,500
Daytime Population	87,480	243,258
Households	41,023	117,007
Median Age	34.3	38.1
Avg. Household Income	\$131,252	\$132,929

Source: Environics Analytics ©2024

## FEATURES

- **High profile end cap opportunities in redeveloped shopping centre.**
- Anchored by Sobeys Extra, Dollarama and Peavey Mart.

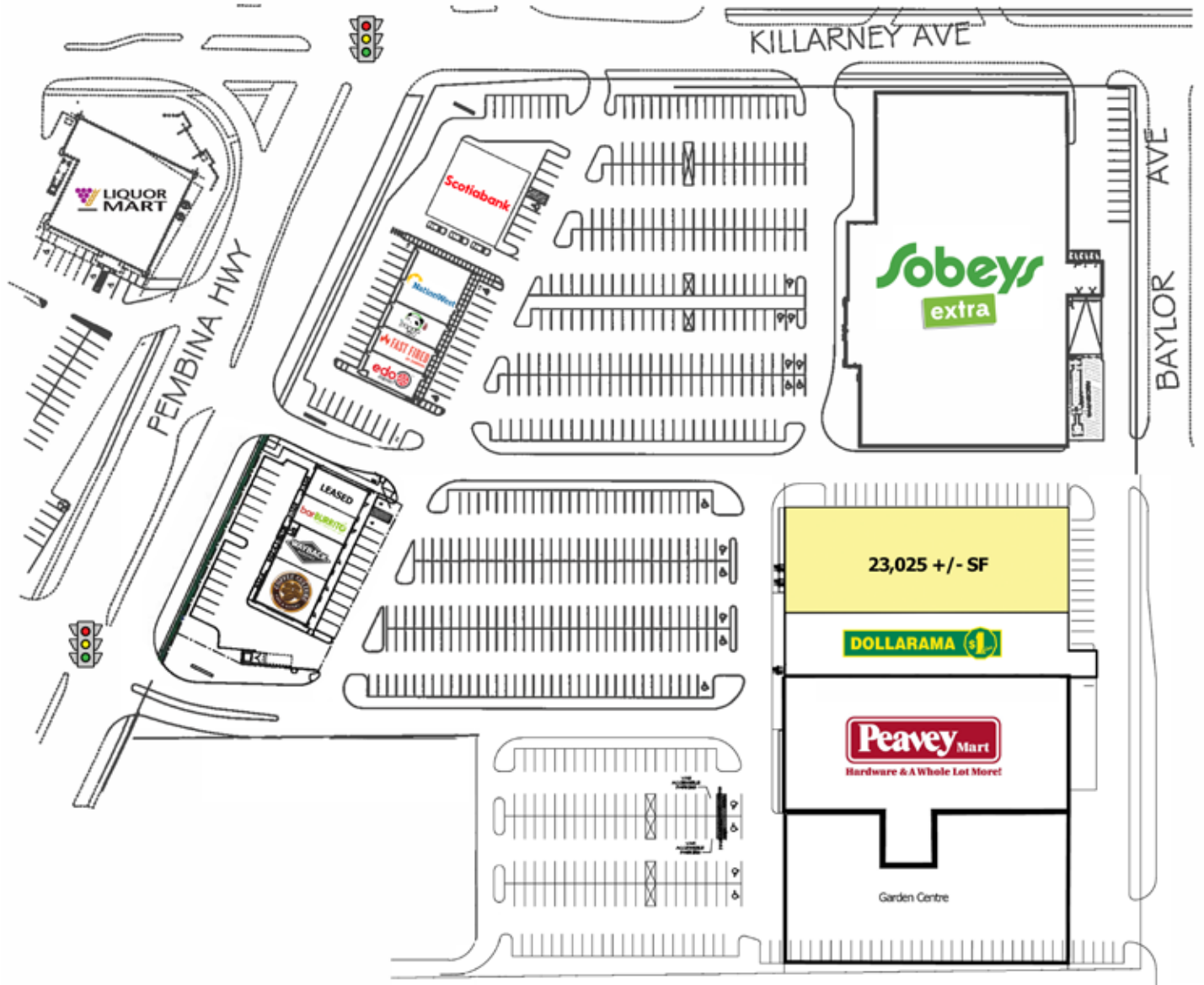
## TRAFFIC

- 32,500 vehicles per day on Pembina Highway between Killarney Avenue & Perimeter Highway.  
(Reference: City of Winnipeg Transportation Department, 2023)



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FOR MORE INFORMATION, PLEASE CONTACT:

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