

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



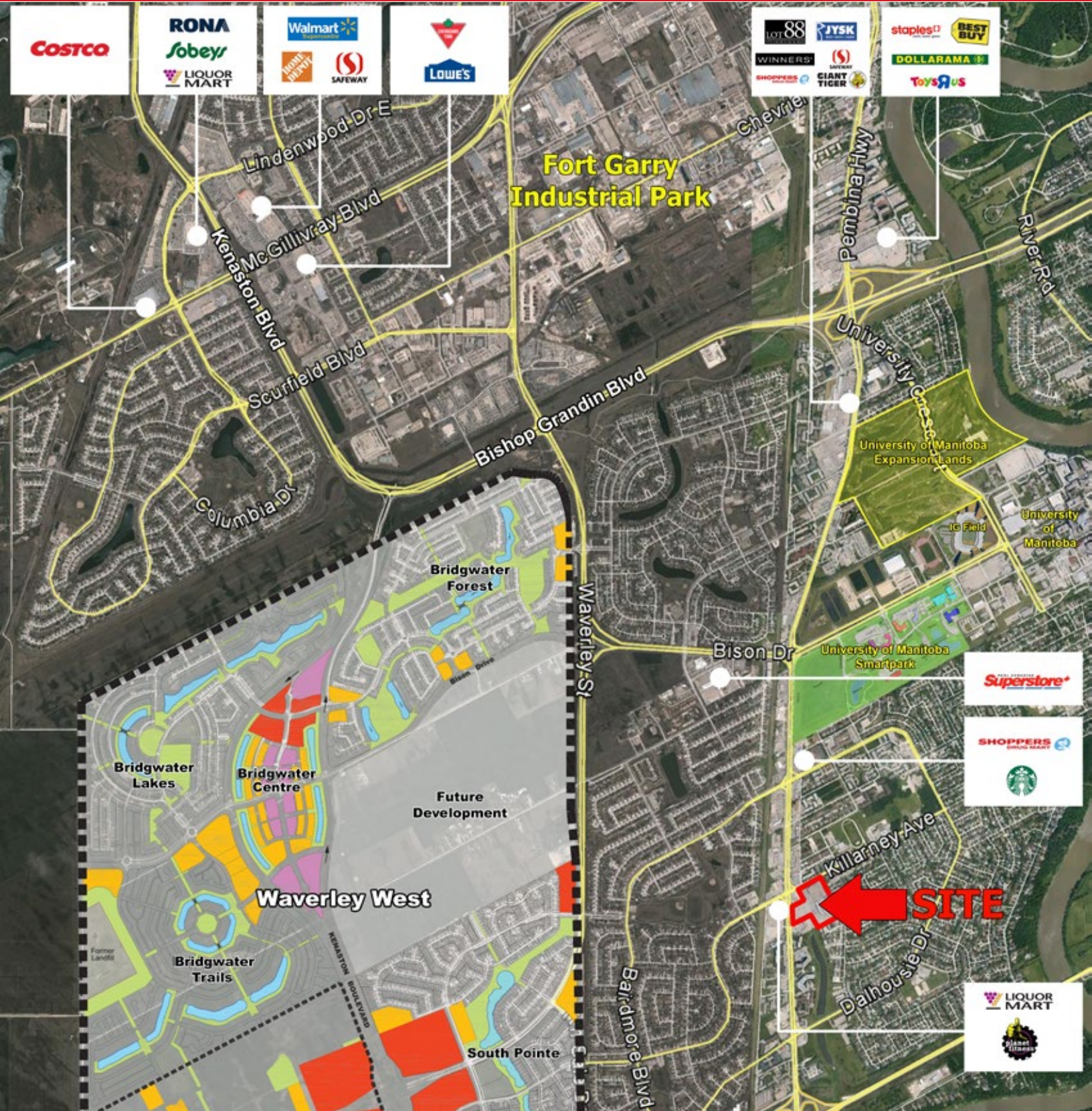
274,000+
TOTAL POPULATION

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PROPERTY SUMMARY

Available	1,300 - 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 service Waverley West, with long term plans for over 11,000 homes.
- Just south of the University of Manitoba with over 35,000 students and staff and IG Field, home of the Winnipeg Blue Bombers.
- University of Manitoba expansion plans include development of additional student housing and other future University growth.

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	96,894	275,342
Daytime Population	73,707	224,153
Households	33,701	104,997
Median Age	34.7	38.3
Avg. Household Income	\$113,214	\$117,602

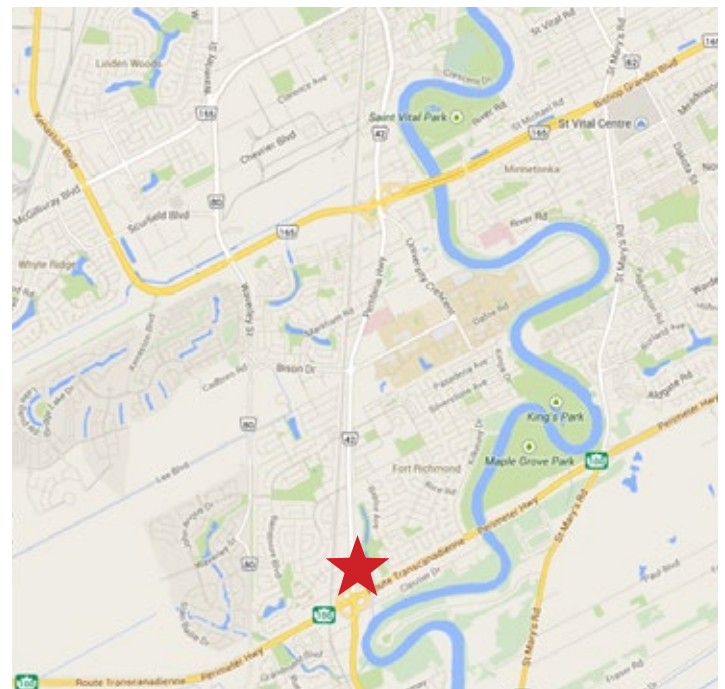
Source: Environics Analytics ©2020

FEATURES

- **High profile opportunities in new pad buildings.**
- Anchored by Sobeys Extra, Dollarama and Peavey Mart.
- Scotiabank, Edo Japan and Panda Tea now open.

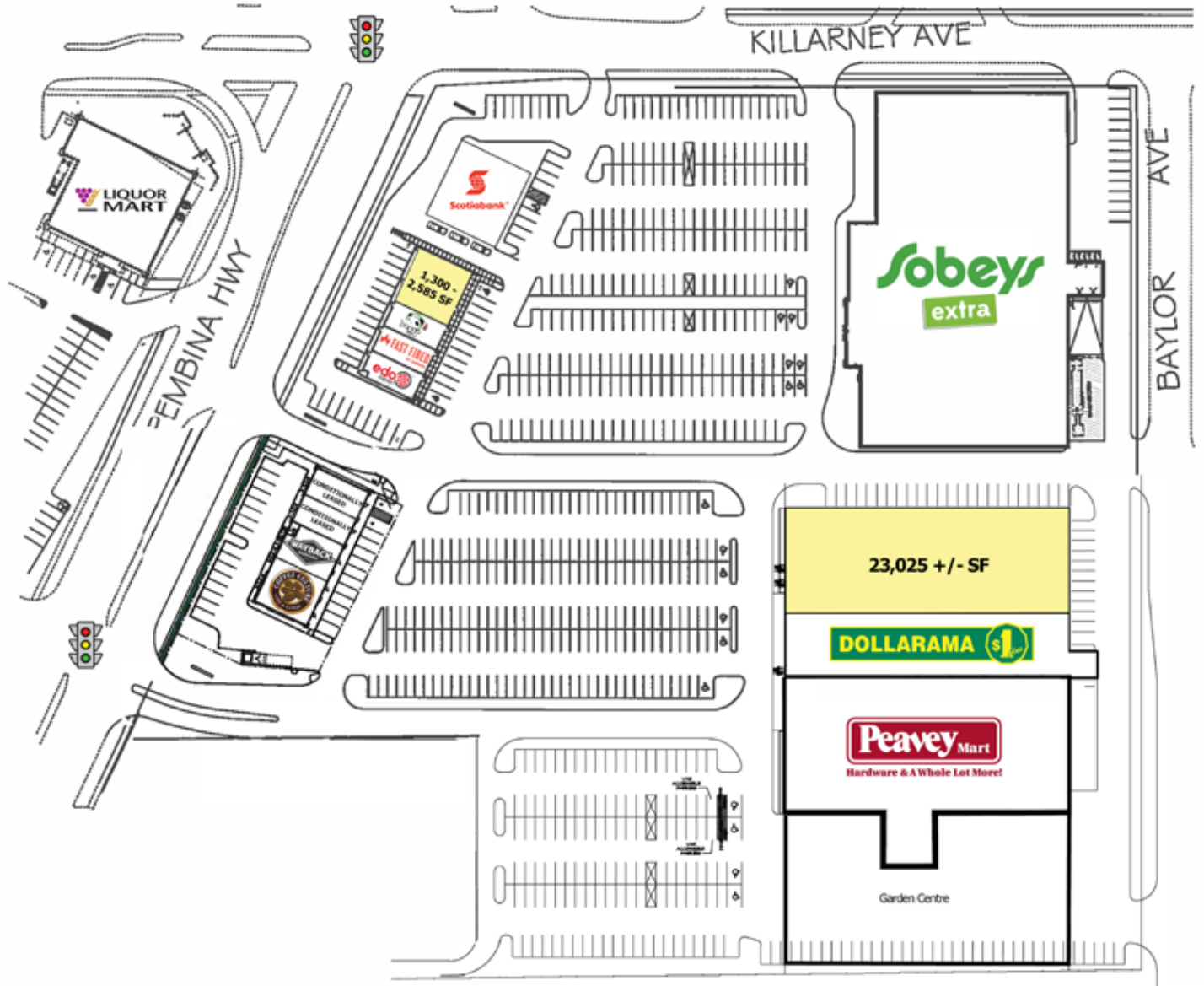
TRAFFIC

- 36,900 vehicles per day on Pembina Highway between Killarney Avenue & Dalhousie Drive.
(Reference: City of Winnipeg Transportation Department, 2018)



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