

FOR LEASE

Main Floor Retail/Office at High Traffic Location

399 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**30 ON-SITE
PARKING STALLS**



**EXCELLENT
TRANSIT ACCESS**

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PROPERTY SUMMARY

Available	4,003 SF (Main Level)
Property Taxes (est.)	\$5.21/SF
CAM (est.) (plus management fee)	TBD
Zoning	C2
Parking	30 stalls

FEATURES

- **Ample on-site parking for customers and staff.**
- Electronic display pedestal signage is available with ability to display multiple messages.
- Potential for main floor tenant to secure signage/naming rights for the building.
- Opportunity for prominent building signage facing northbound "going to work" traffic.
- Excellent traffic flow, access and visibility from all directions.
- Excellent transit service.
- Less than a 5 minute drive to/from Downtown Winnipeg.
- Located on the "going home" side of Pembina Highway, a major route to South Winnipeg.

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	230,815	640,181
Daytime Population	311,670	693,359
Households	101,815	252,196
Median Age	37.7	37.9
Avg. Household Income	\$90,198	100,896

Source: Environics Analytics ©2021



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TRAFFIC

44,900 vehicles per day on Pembina Highway between Corydon Avenue and Grant Avenue.

Reference: City of Winnipeg Public Works Department, 2019



FOR MORE INFORMATION, PLEASE CONTACT:

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*Services provided by Dino Alevizos Personal Real Estate Corporation

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Shindico

Succeeding by Helping Others Succeed



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