

FOR LEASE

Freestanding Building with Great Exposure

Lincoln Place, 762 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**



**235,000+
POPULATION**

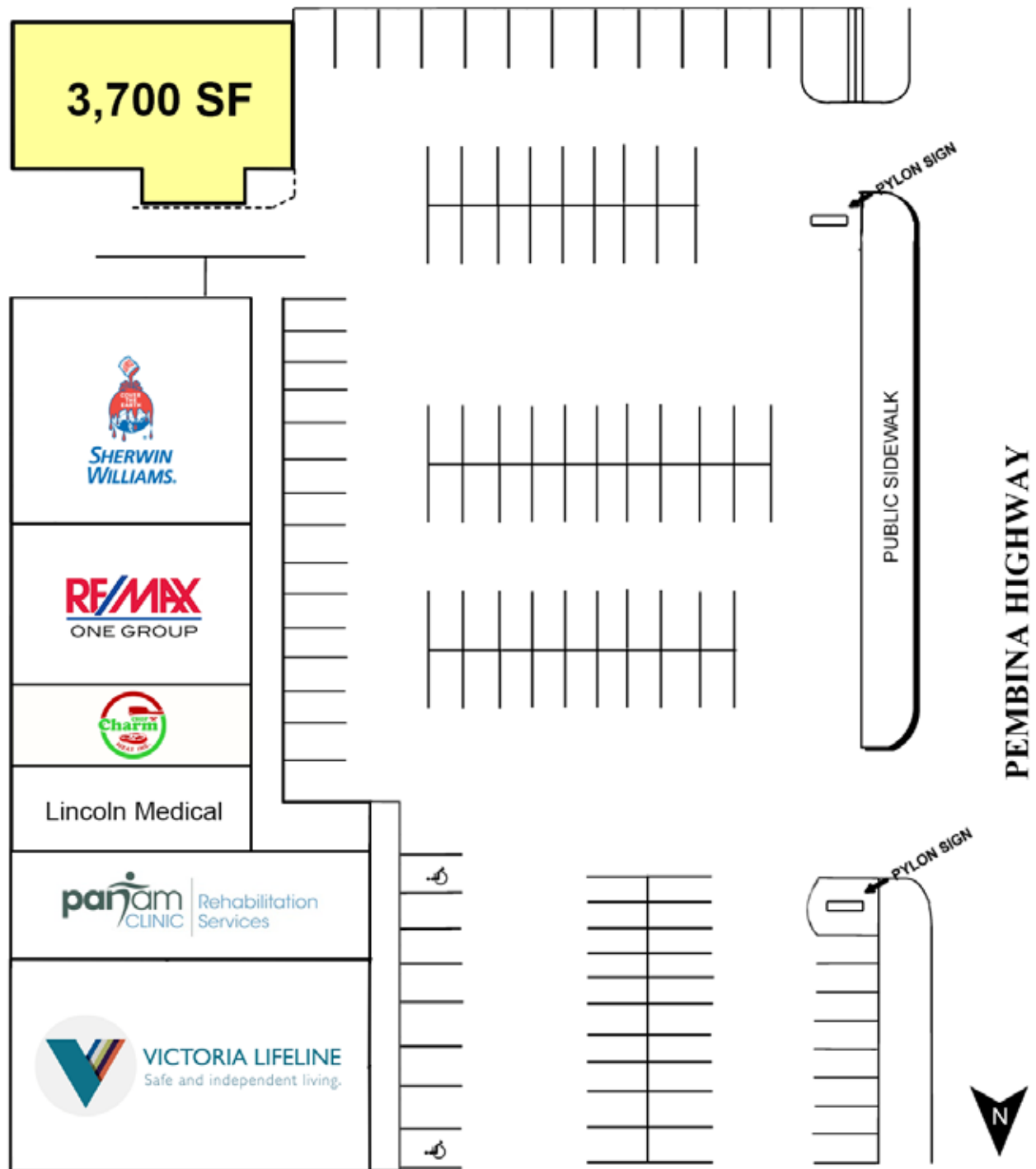
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FOR LEASE

Lincoln Place, 762 Pembina Highway, Winnipeg, Manitoba

SITE PLAN



204.474.2000

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PROPERTY SUMMARY

Available	3,700 SF
Lease Rate	TBD
Property Taxes (2025 est.)	\$6.52/SF
CAM* (2025 est.)	\$7.38/SF
Zoning	C3 - Commercial Corridor

*plus management fee

FEATURES

- Located on the east side of Pembina Highway between Stafford Street and Taylor Avenue.
- Dedicated freestanding pylon signage available.
- Ample on-site parking.
- Adjacent to the Blue Line (Southwest Rapid Transitway). There are also 9 regular transits within easy walking distance.
- Several new transit-oriented residential developments are nearby with over 1,000 multi-family units.
- Great access and exposure on Pembina Highway, Winnipeg's busiest north/south thoroughfare, and a major artery to and from the Central Business District (Less than 10 minutes to Downtown).

TRAFFIC

- 68,200 vehicles per day on Pembina Hwy. & Stafford St.

Reference: City of Winnipeg Public Works Department, 2023

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	235,317	618,216
Daytime Population	302,649	688,379
Households	108,892	253,013
Median Age	38.0	37.7
Avg. Household Income	\$101,400	\$109,229

Detailed reports available on request
Envionics Analytics ©2024

DRIVETIMES



- 214,410 people live within a 10 minute drive time of Lincoln Place.

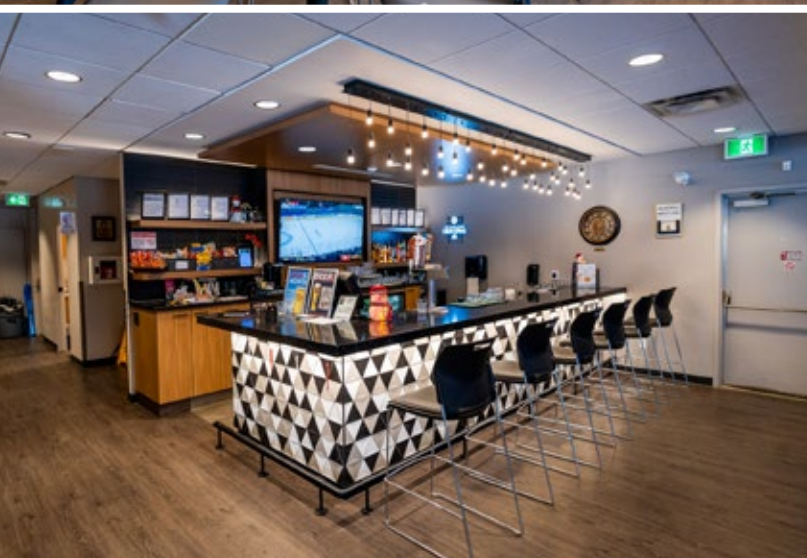
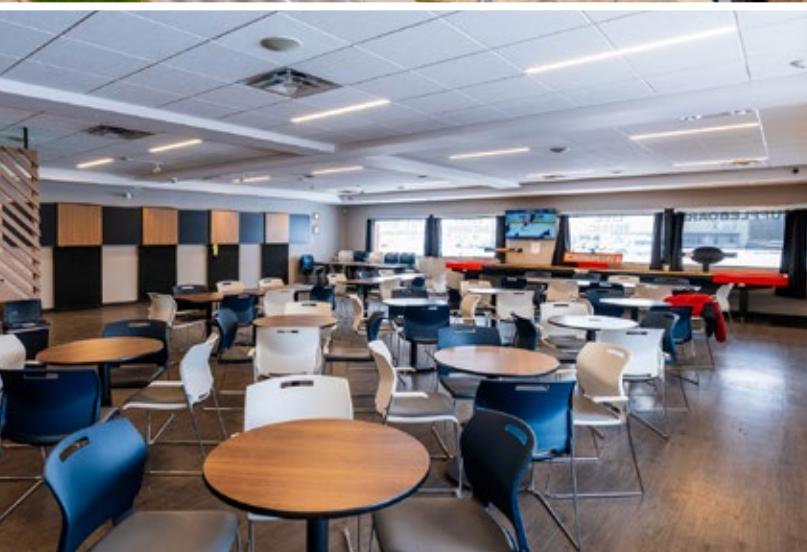
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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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