

# FOR LEASE

Retail/Office Space Available at Busy Neighbourhood Centre

844 Sheppard Street, Winnipeg, Manitoba



**TRANSIT  
FRIENDLY**



**ON-SITE  
PARKING**



**GREAT  
EXPOSURE**

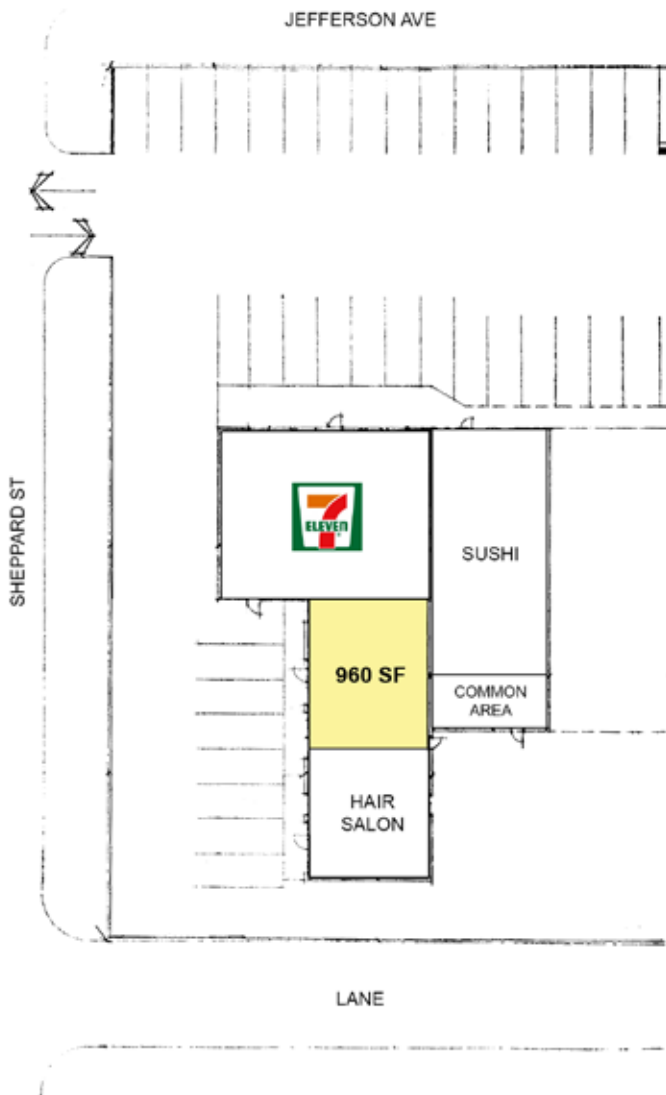
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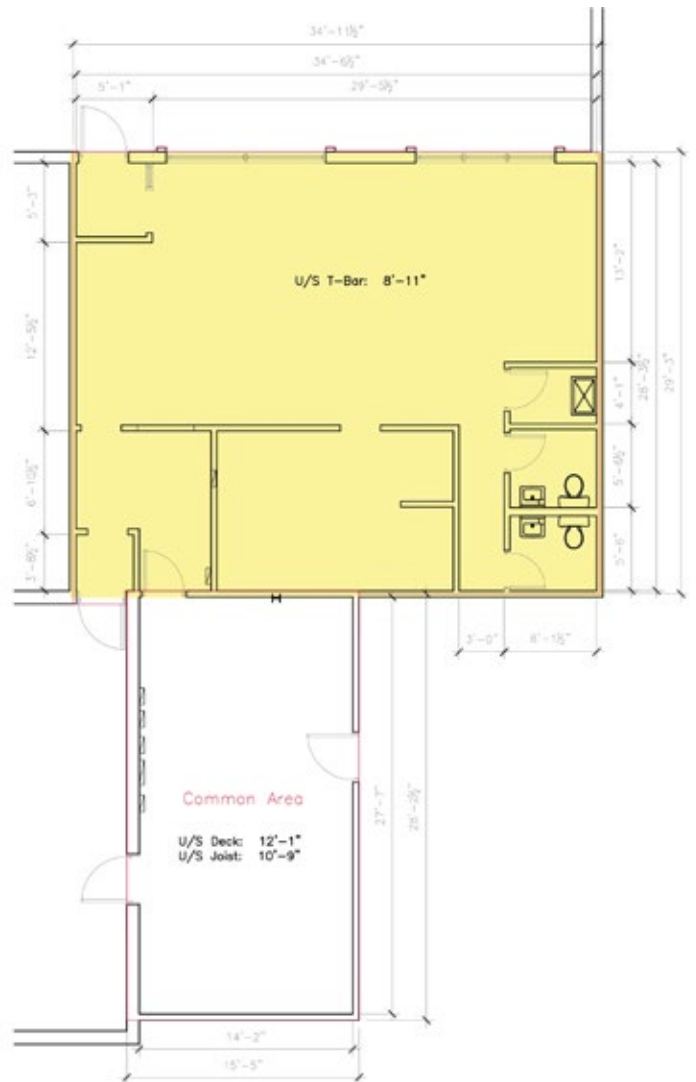
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## SITE PLAN



## LAYOUT PLAN



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## PROPERTY SUMMARY

Available 960 +/- SF

Gross Lease Rate\* \$2,000/Month

Zoning C2 - Commercial Community

\*plus utilities

## FEATURES

- **Join 7-11 at busy neighbourhood Centre.**
- Great exposure to Sheppard Street with over 34 feet of frontage.
- Prominent fascia signage opportunity.
- On-site customer parking.

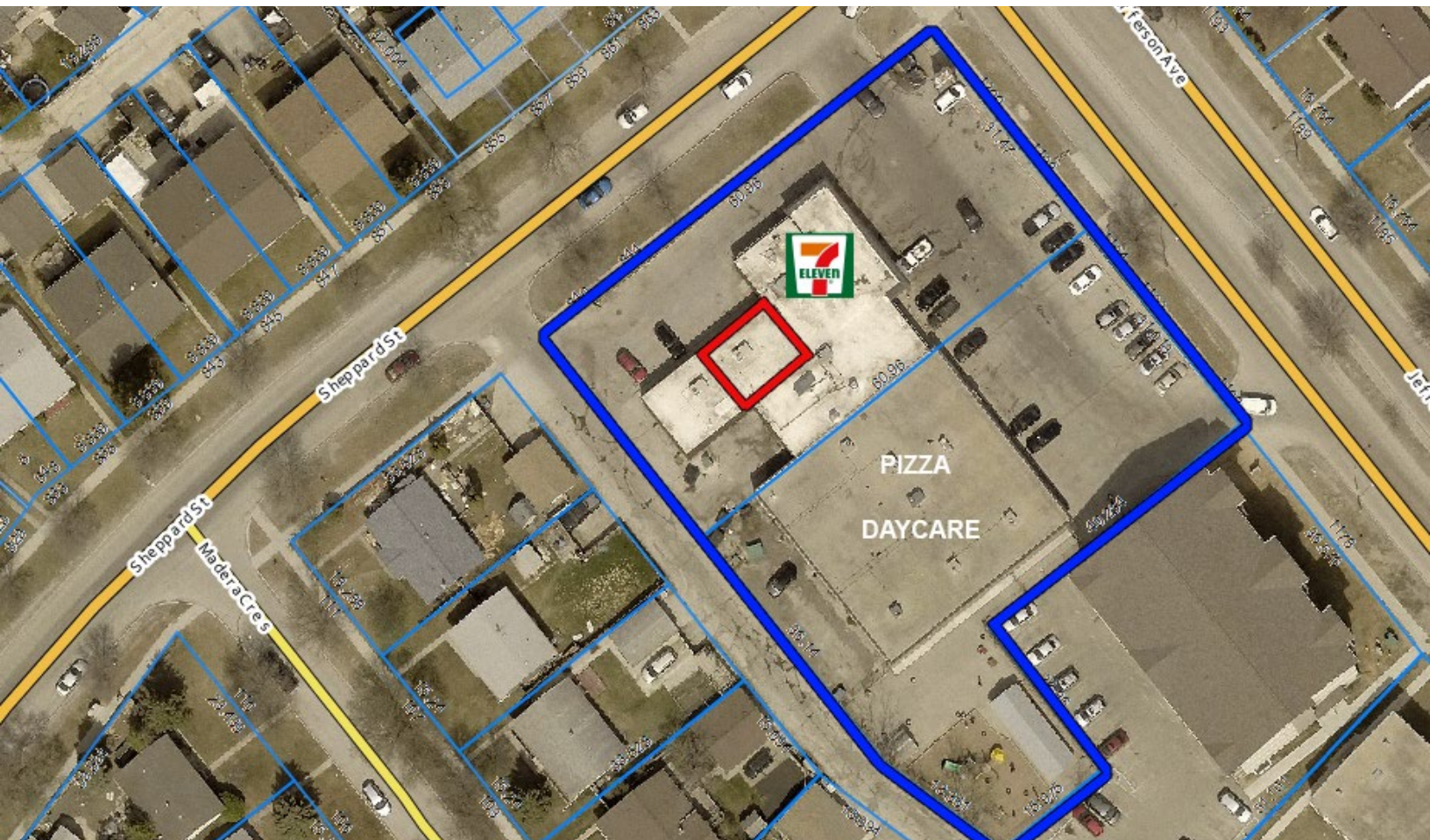
## LOCATION

- Situated at the southeast corner of Jefferson Avenue & Sheppard Street, just north of Inkster Boulevard.
- A few blocks south of Maples Market Place, anchored by Lucky's Supermarket & Dollarama.
- Located north of the Inkster Industrial Park, one of Winnipeg's largest at 600 acres.
- Walking distance from Maples Collegiate with over 1,100 students & staff.

## TRAFFIC

- 28,600 vehicles per day at Sheppard Street & Jefferson Avenue

City of Winnipeg Public Works Departments 2018



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## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	82,752	150,664
Daytime Population	69,724	148,644
Median Age	36.4	36.1
Avg. Household Income	\$99,228	\$89,504

Environics Analytics ©2021

FOR MORE INFORMATION, PLEASE CONTACT:

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\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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