

# FOR LEASE

Exciting New Mixed-Use Development

The Allure - 70 Park East Drive, Winnipeg, Manitoba



**NEW  
CONSTRUCTION**



**BUSY  
RETAIL NODE**



**GREAT  
EXPOSURE**



**ON-SITE  
PARKING**

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## THE PROJECT

Shindico Realty is pleased to bring to market, on behalf of Ironclad Developments, main level commercial space within a unique mixed-use development in the heart of Waverley West.

Located below 155 purpose built rental apartment units, this landmark six-storey development features 5,809 +/- SF of prominent commercial space on the main level.

Located immediately south of Bridgwater Town Centre - anchored by Save-On Foods, Manitoba Liquor Mart & Shoppers Drug Mart.

Waverley West is projected to have a population of over 40,000 at build out.

Two new schools are now open in the area: Bison Run School (K-8), with 800 students and Pembina Trails Collegiate, with 1,200 students.

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## PROPERTY SUMMARY

Available	1,083 to 2,383 +/- SF
Net Lease Rate	\$25.00 - 30.00/SF
Additional Rent (est.)	\$10.00/SF (plus management fee)

## TRAFFIC

- 12,700 vehicles per day on Kenaston Boulevard and North Town Road.
- 6,400 vehicles per day on Kenaston Boulevard and South Town Road.

City of Winnipeg Public Works Department 2023

## HIGHLIGHTS

- Prominent boutique storefront opportunities.
- Units starting from 1,083 +/- SF with a variety of demising options.
- Over 1,000 new residential units within walking distance.
- Suitable for a variety of uses including: medical, personal services, professional offices and cafe.
- On-site parking available including covered stalls along the building.
- Directly across from Save-On Foods, Manitoba Liquor Mart, and Shoppers Drug Mart.

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## AREA TENANTS



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IRONCLAD  
DEVELOPMENTS INC.

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## DRIVE TIME DEMOGRAPHICS

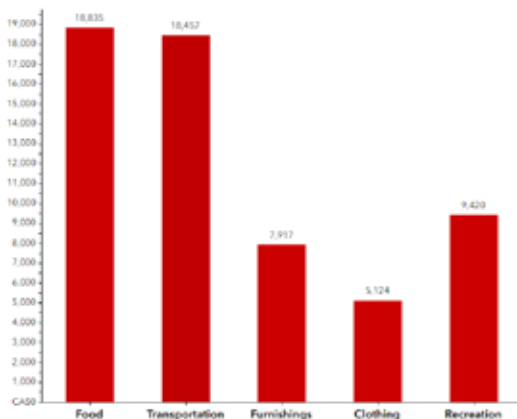
	5 min.	10 min.	15 min.
Total Population	37,704	154,407	331,534
Daytime Population	25,964	137,723	283,477
Households	12,129	59,043	134,769
Median Age	32.9	36.2	38.2
Avg. Household Income	\$167,733	\$130,932	\$130,394

Environics Analytics ©2024

## WAVERLEY WEST DEMOGRAPHICS



## HOUSEHOLD SPENDING



## EDUCATION



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## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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