

FOR LEASE

Developed Medical Opportunity

Grant Park Festival, 1176 Taylor Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING

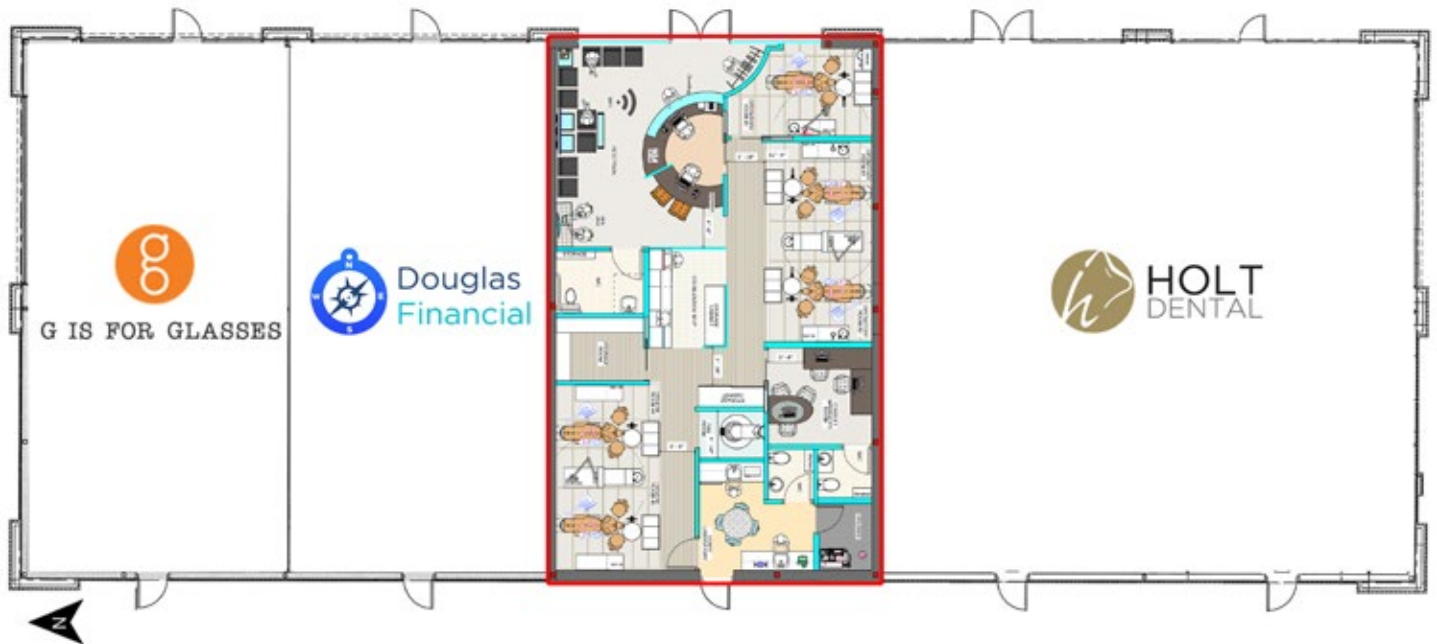


ON-SITE
CUSTOMERS

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FLOOR PLAN



[CLICK TO TAKE A VIRTUAL TOUR](#)



Developed Medical Opportunity

1,850 sq. ft. available for lease.
Current tenant has doubled in size and expanded into space next door



Major retail node

Adjacent to Grant Park Pavilions, anchored by Walmart Supercentre, Pavilion Medical and Scotiabank



Surrounded by amenities

Movie Theatres, Pan Am Pool, the state-of-the-art Pan Am Clinic and several recreational facilities



Built-In Customers

New on-site multi-family residential under construction with a total of 800+ luxury suites proposed



Transit-Oriented

Adjacent to the Blue Line (Southwest Rapid Transitway). 8 transit routes are in close proximity



Strong Residential Community

In the heart of vibrant residential communities, featuring high quality multi-family and single family

204.474.2000

Shindico

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WINNIPEG'S PREMIER LIFESTYLE CENTRE

Grant Park Festival is anchored by **Sobeys** and features unique businesses such as Village Orthodontics—a state of the art Orthodontist office, SkinWise Dermatology, G is for Glasses and Holt Dental. Other tenants include: Boston Pizza, Dollarama, Subway, Pet Valu, Starbucks, Burger King, Dalat, Peace Hills Trust, Coughlin Insurance, Orangetheory, Douglas Financial, Chosabi, Freshii, Oh Doughnuts, Ultracuts, Farmer Jane Cannabis, Grant Park Animal Hospital and Bagelsmith.

- **Fully developed clinic opportunity.**
- **Abundant parking with 9.5' oversized stalls** (20% larger than standard)
- 4 exceptional site entrance and exit points; and **3 left turn stacking lanes**

TRAFFIC LINKS

Only a 15 minute drive to Downtown. The property enjoys superior access and linkage to all areas of the City with direct linkages to major arteries including Pembina Highway, Kenaston Boulevard (Route 90) and Grant Avenue.

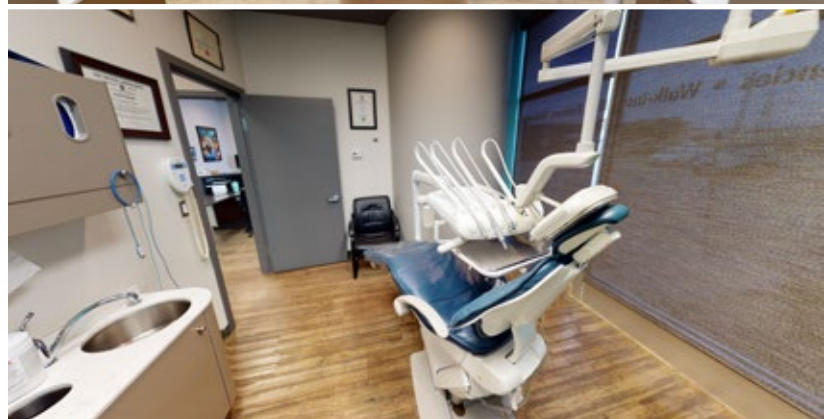
Taylor Avenue is the major transportation route connecting the neighbourhoods of Southwest Winnipeg with Pembina Highway and Downtown.

DEMOGRAPHICS

Trade Area

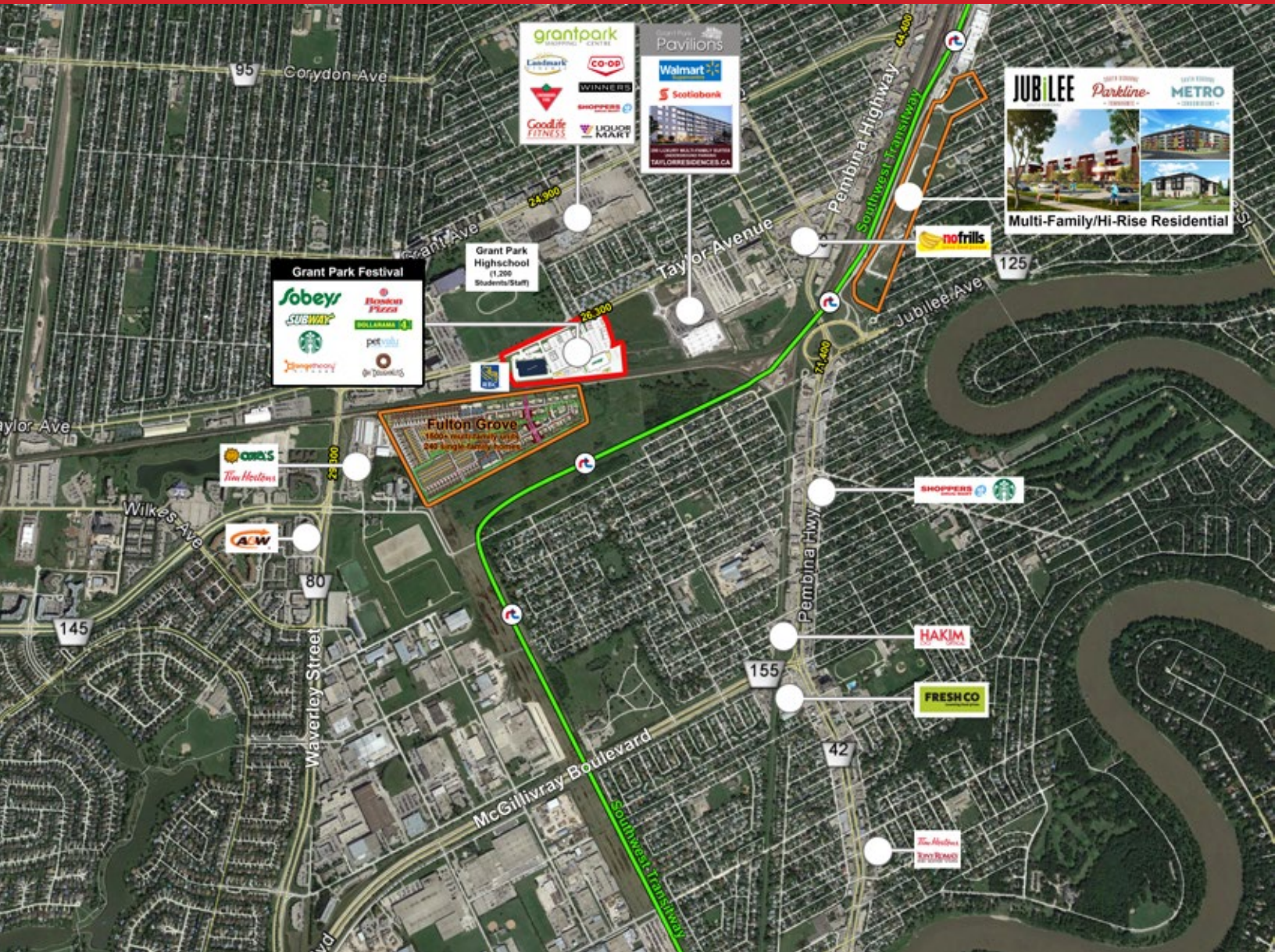
Total Population	86,188
Daytime Population	78,801
Households	38,506
Median Age	39.8
Avg. Household Income	\$127,211

Environics Analytics ©2021



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Shindico

Succeeding by Helping Others Succeed



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