

LINCOLN PLACE

Great Exposure on Pembina Highway

756 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



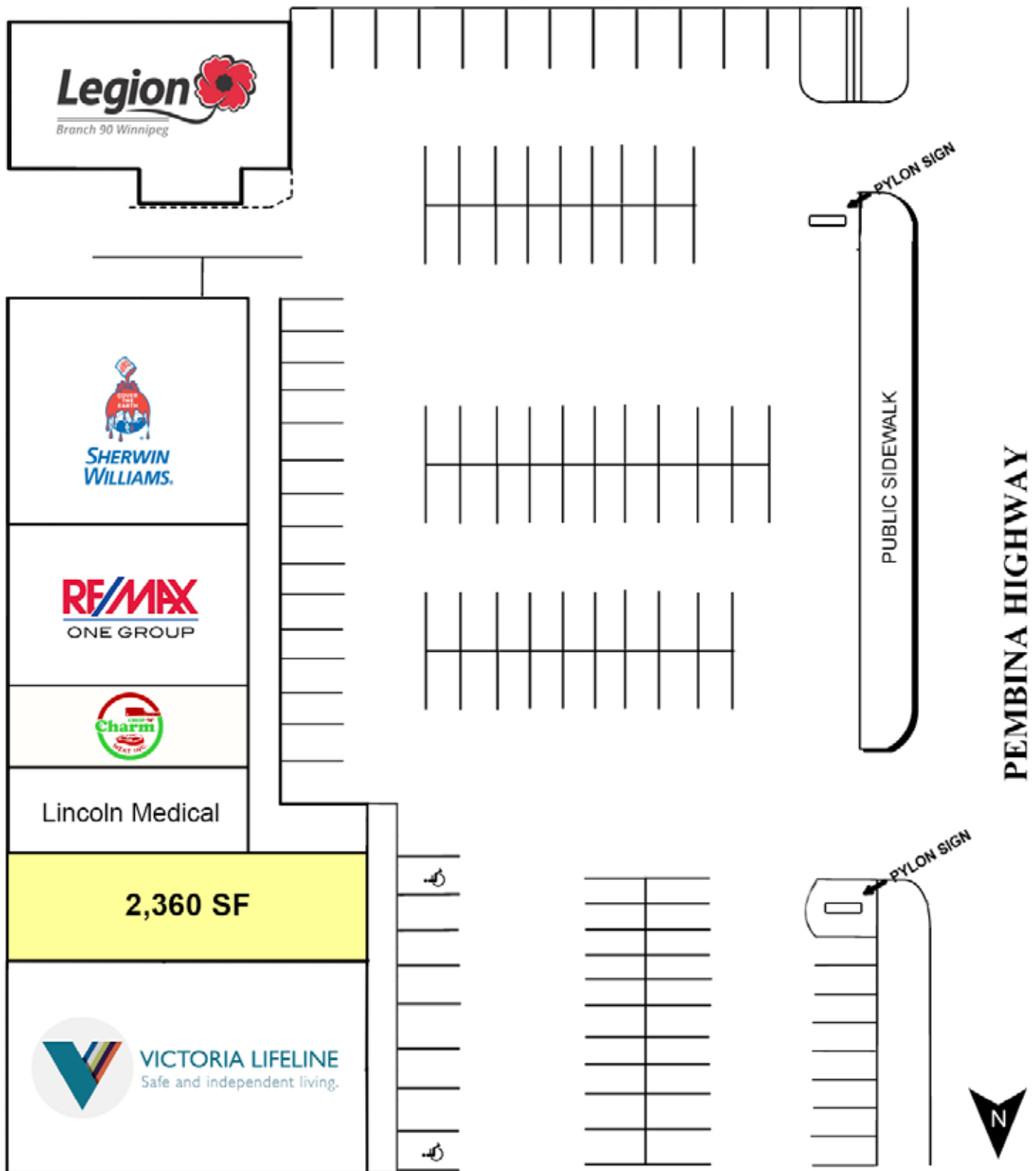
**AMPLE
PARKING**



**235,000+
POPULATION**

FOR LEASE

Lincoln Place, 756 Pembina Highway, Winnipeg, Manitoba



204.474.2000

Shindico

FOR LEASE

Lincoln Place, 756 Pembina Highway, Winnipeg, Manitoba

PROPERTY SUMMARY

| | |
|--|--------------------------|
| Available (October 1, 2025) | 2,360 SF |
| Lease Rate | TBD |
| Property Taxes (2025 est.) | \$6.66/SF |
| CAM (2025 est.) (Plus Management Fee) | \$7.81/SF |
| Zoning | C3 - Commercial Corridor |

FEATURES

- Located on the east side of Pembina Highway between Stafford Street and Taylor Avenue.
- Newer facade offers excellent building signage opportunities with exposure to Pembina Highway traffic.
- 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
Environics Analytics ©2024

DRIVETIMES



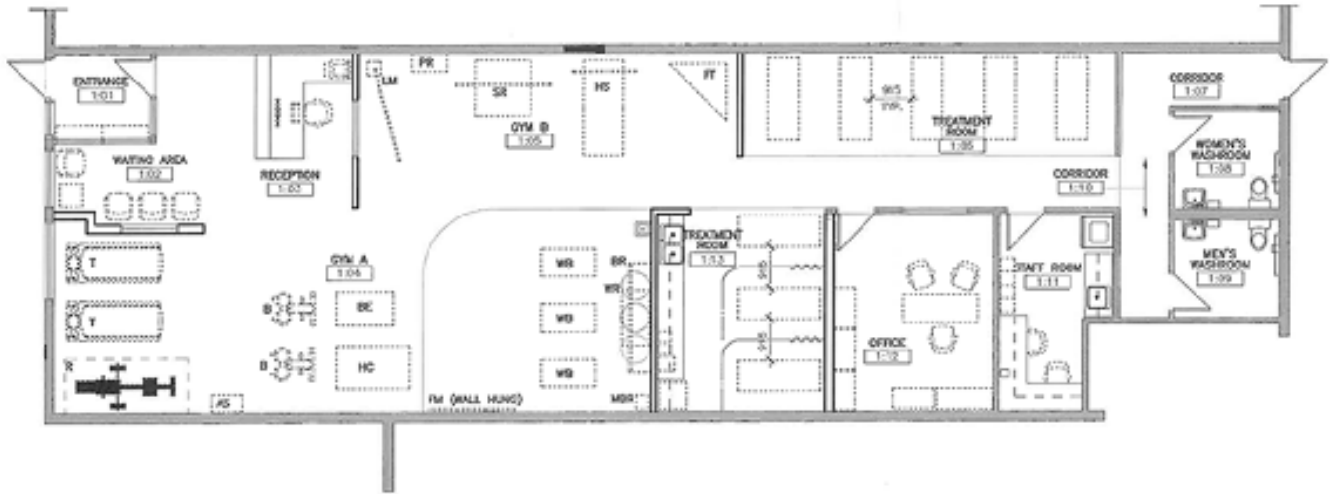
- 214,410 people live within a 10 minute drive time of Lincoln Place.

Reference: Environics Analytics ©2024

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FLOOR PLAN



CLICK HERE TO TAKE A VIRTUAL TOUR

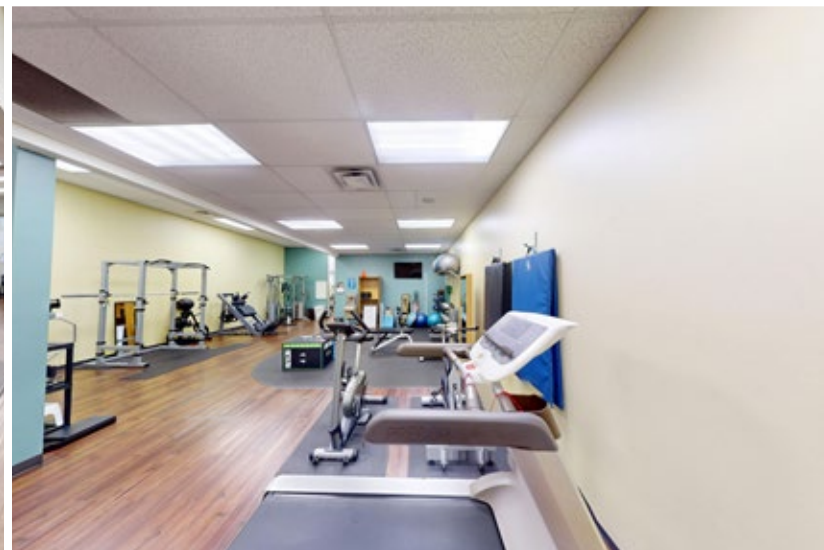


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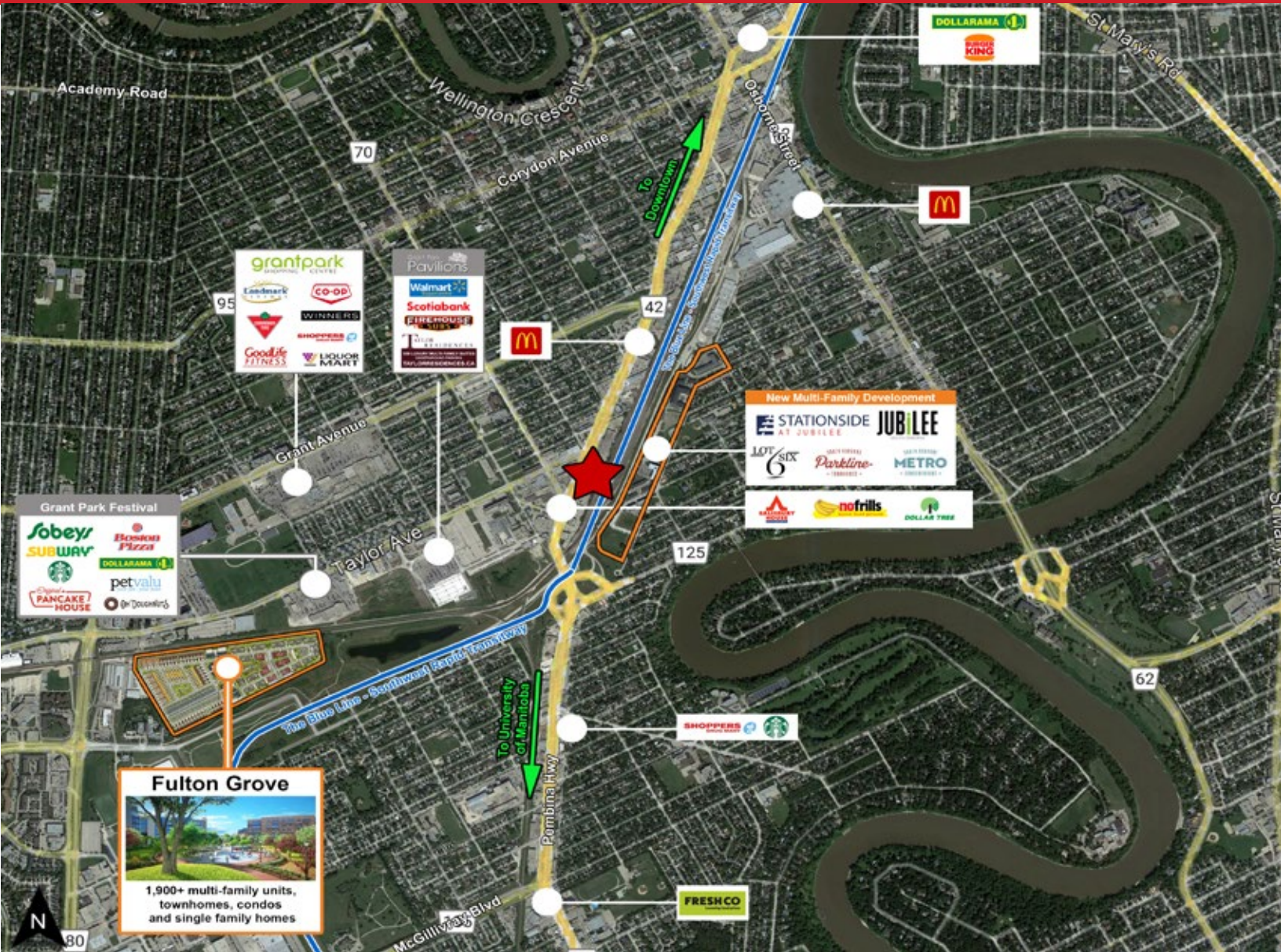
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Shindico

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