

PORTAGE SQUARE

High Profile Grocery-Anchored Centre in West Winnipeg

1877-1885 Portage Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



AMPLE
PARKING

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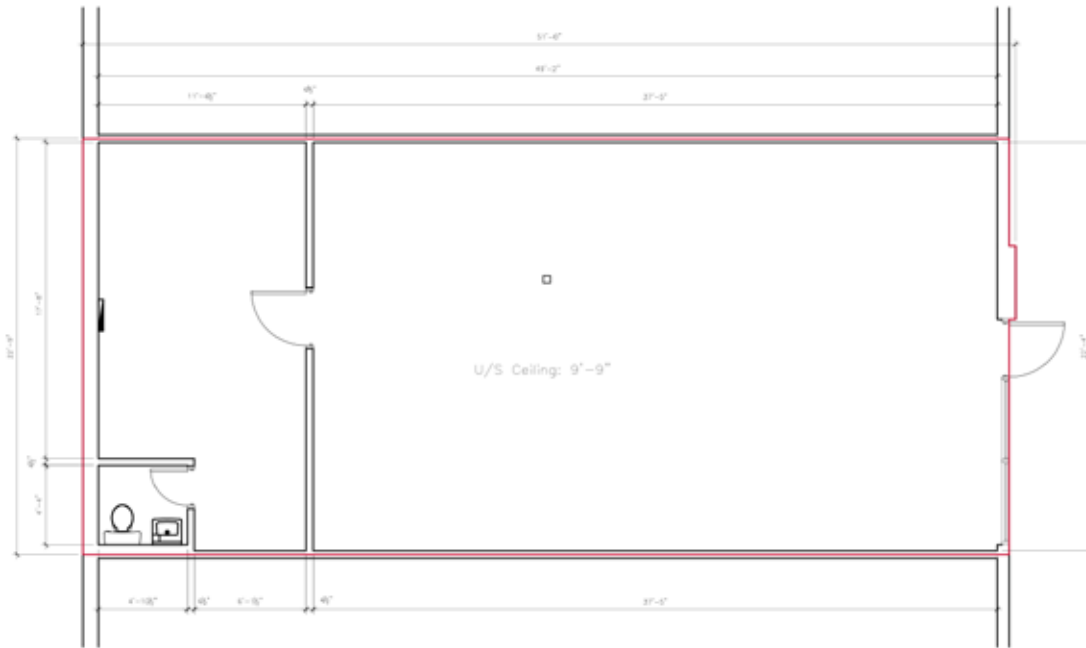


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PROPERTY SUMMARY

Available	1,154 SF
Net Rent	TBD
Property Taxes(est.)	\$4.30/SF
CAM* (est.)	\$4.38/SF
Zoning	C2 - Commercial Community

* management fee

FEATURES

- Join Family Foods and Tim Hortons at high profile neighbourhood centre, on busy Portage Avenue.
- Prominent fascia and pylon signage available.
- Excellent exposure on the north side of Portage Avenue, at a signalized intersection.
- **Move in ready for retail business!**

DEMOGRAPHICS

	5 min Drive Time	10 min Drive Time	15 min Drive Time
Total Population	37,843	209,070	388,806
Daytime Population	47,730	303,192	505,578
Households	16,590	94,725	164,451
Median Age	39.8	39.9	39.0
Avg. Household Income	\$115,507	\$102,418	\$105,346

Environics Analytics ©2023

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TRAFFIC

42,500 vehicles per day on Portage Avenue between Ferry Road and Woodlawn Street.

City of Winnipeg Public Works Department 2022



FOR MORE INFORMATION, PLEASE CONTACT:

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