

FOR LEASE

Retail Opportunities at High Traffic Corner

Weston Square, 305 McPhillips Street, Winnipeg, Manitoba



STRONG
DAYTIME POPULATION



GREAT
ACCESS



AMPLE
PARKING

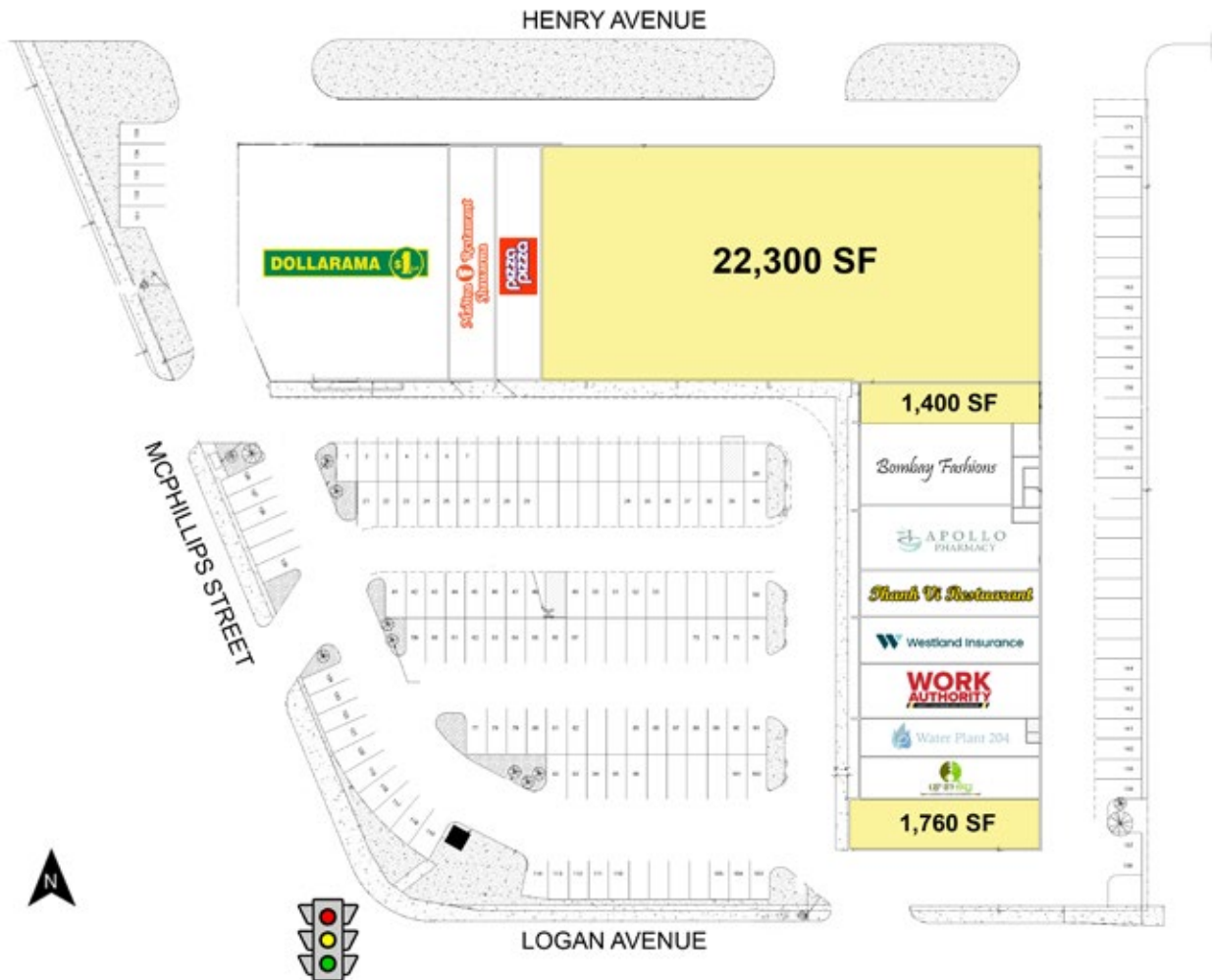


DOMINANT
SIGNAGE

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SITE PLAN



DEMOGRAPHICS

	3 Km. Radius	5 Km. Radius	10 Min. Drive Time
Total Population	99,319	243,068	181,957
Daytime Population	158,364	349,958	275,292
Households	37,917	101,156	70,200
Median Age	36.6	37.1	36.6
Avg. Household Income	\$79,947	\$88,399	\$87,237

Environics Analytics ©2023

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Shindico

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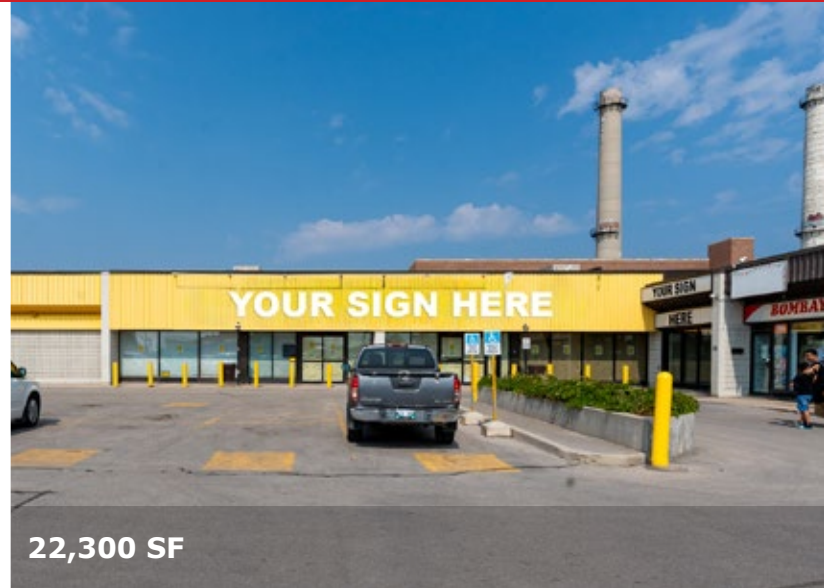
PROPERTY SUMMARY

Available	6,000 - 22,300 SF*
	1,400 SF
	1,760 SF
Net Rent	TBN
Additional Rent (2025 est.)	\$8.50/SF
Zoning	C3
Parking	+/-171 Stalls

*Lease with Giant Tiger Stores Limited expires Sept. 27, 2028

FEATURES

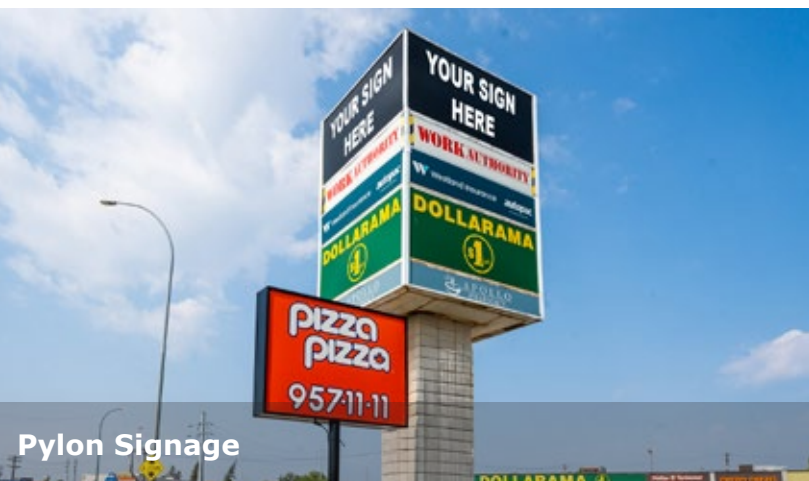
- Join Dollarama, Westland Insurance, and Pizza Pizza!
- Excellent access and exposure from McPhillips Street and Logan Avenue at a signalized intersection.
- Ample on-site parking for customers and staff.
- High-profile signage opportunities on building and pylon.
- Convenient access to public transit on McPhillips Street.
- Close proximity to Health Sciences Centre, National Microbiology Lab, Pacific Industrial Park, and McPhillips Station Casino.
- Suitable for a variety of commercial uses.



22,300 SF



1,400 SF



Pylon Signage



1,760 SF

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Shindico

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