

BRANDON SOUTH

Dominant Retail Development in Busy Shopping Node

1645 18th Street, Brandon, Manitoba

ANCHOR TENANTS DEEMED “**ESSENTIAL SERVICES**”
OPEN WITH STRONG TRAFFIC DURING COVID INTERRUPTION



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



400+
PARKING STALLS



226,000+
TRADE AREA

BRANDON SOUTH

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TRADE AREA DEMOGRAPHICS

Total Population	226,389
Daytime Population	192,728
Households	79,856
Median Age	39.2
Avg. Household Income	\$92,842

Detailed reports available on request
Source: Environics Analytics ©2020



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PROPERTY SUMMARY

Available for Sublease (exp. Oct 31/23)	42,699 SF
Gross Leasable Area	75,500 SF
Land Area	7.8 acres
Zoning	C3
Parking	400 stalls

FEATURES

- Tenants include Staples and Liquor Mart. Shadow-anchored by Canadian Tire.
- Opportunity for **dominant pylon signage**.
- **Ample parking**.
- Located in the heart of Brandon's **busiest commercial area**, on the southeast corner of 18th Street and Richmond Avenue, across from Brandon Shoppers Mall.
- **Excellent access** from both Richmond Avenue and 18th Street.

ABOUT BRANDON, MANITOBA

- **Regional hub and service centre** for Southwest Manitoba region
- Brandon's population in 2020 was 63,733, an **10.5% increase** from 2016, keeping pace with the fastest growing cities in Canada.
- The Brandon trade area has a **diversified economy** with many contributors including the CFB Shilo Base, the Bakken Formation oil field, Maple Leaf, Behlen Industries, Paul's Hauling and Koch Industries.
- Home to Brandon University, Assiniboine Community College and the Manitoba Emergency Services College.
- Growing multi-cultural community with a **diverse and well-educated workforce**.



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FOR MORE INFORMATION, PLEASE CONTACT:

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