

BURROWS CROSSING

Prime Pad Site Available in Northwest Winnipeg

817 Keewatin Street, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



200+
PARKING STALLS



459,000+
TOTAL POPULATION

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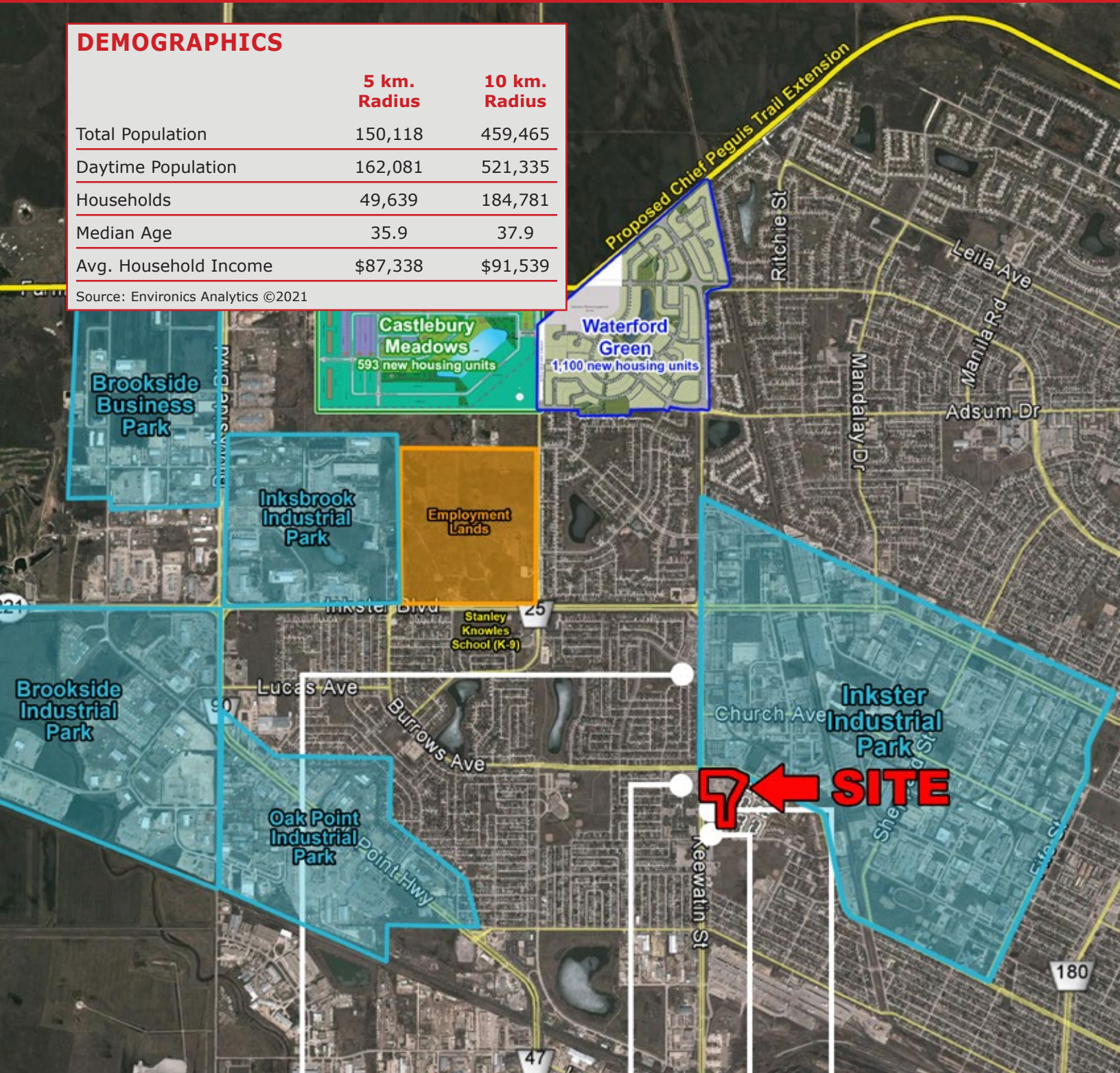
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DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	150,118	459,465
Daytime Population	162,081	521,335
Households	49,639	184,781
Median Age	35.9	37.9
Avg. Household Income	\$87,338	\$91,539

Source: Environics Analytics ©2021



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PROPERTY SUMMARY

Available for Lease

New Pad Site	Up to 5,500 SF
Land Area	Approx. 8 Acres
Parking	Over 200 stalls

LOCATION

- Situated at the corner of Burrows Avenue and Keewatin Street in a busy shopping district in northwest Winnipeg.
- **Excellent access** from controlled intersection with southbound stacking lane and all turn access/egress from two major streets.
- Keewatin Street is the **ONLY** shopping destination in the surrounding area.
- **Centred in the Garden City Retail Node**, one of the most densely populated in the city. 17% of the city's total population resides within its boundaries.
- Other area businesses and amenities include: The Phillipino Cultural Centre, Sir William Stephenson Library, Safeway, Manitoba Liquor Mart, TD Canada Trust and Chrysler Canada Regional office.
- Surrounded by growing residential areas. Plans for two new residential developments, **Waterford Green and Castlebury Meadows**, include **1,700 new housing units** (single family, semi-detached, townhouse and condos).

TRAFFIC

31,700 vehicles per day on Keewatin Street between Burrows Avenue and Inkster Boulevard.

Reference: City of Winnipeg Transportation Department, 2018



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FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



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