

# FOR SUBLEASE

Dominant Retail Development in Busy Shopping Node

Burrows Crossing, 1870 Burrows Avenue, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS



**200+**  
PARKING STALLS



**459,000+**  
TOTAL POPULATION

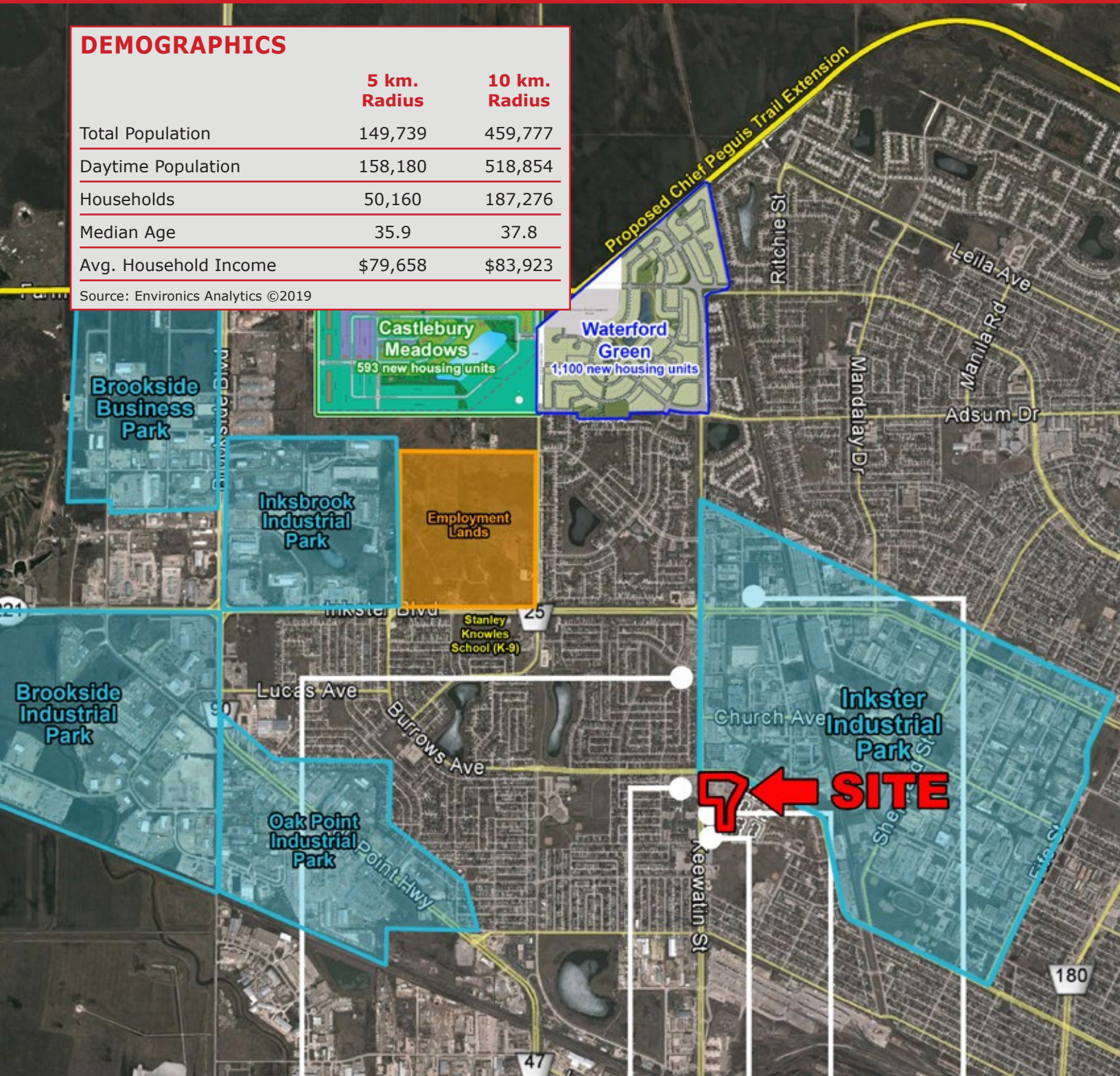
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## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	149,739	459,777
Daytime Population	158,180	518,854
Households	50,160	187,276
Median Age	35.9	37.8
Avg. Household Income	\$79,658	\$83,923

Source: Environics Analytics ©2019



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## PROPERTY SUMMARY

Available for Sublease	30,750 SF
Lease Expiry Date	May 31, 2021
Gross Leasable Area	72,000 SF
Land Area	Approx. 8 Acres
Zoning	C3

## FEATURES

- Opportunity for **dominant pylon signage**.
- **Ample parking** with 200+ stalls.
- 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.

## LOCATION

- **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.
- Keewatin Street is the **ONLY** shopping destination in the surrounding area.
- 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).
- Adjacent to Inkster Industrial Park with high daytime population.
- 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.



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