

CORRAL CENTRE

Western Manitoba's Retail / Mixed-Use Destination
18th Street & Kirkcaldy Drive, Brandon, Manitoba

QUICK SERVICE RESTAURANT OPPORTUNITY



BUSY
RETAIL NODE



GREAT
ACCESS



SUBSTANTIAL
PARKING

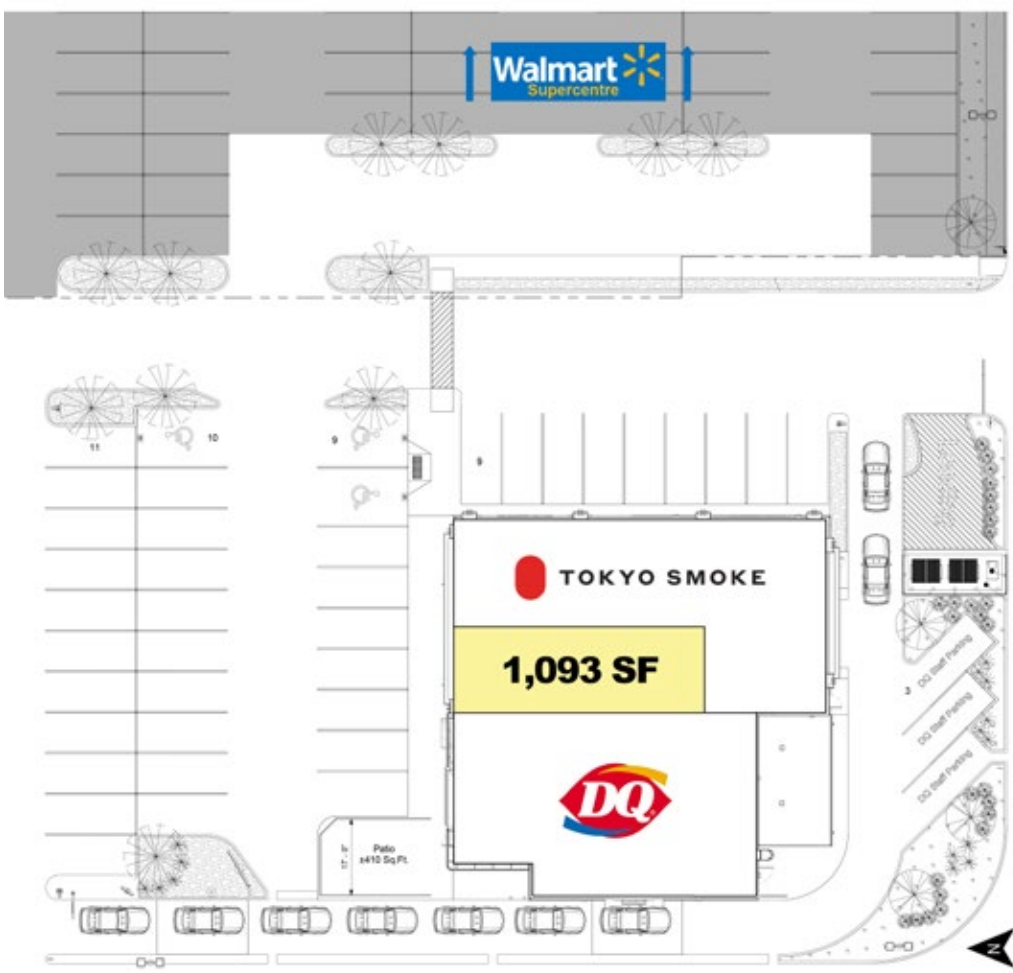


STRONG
RESIDENTIAL

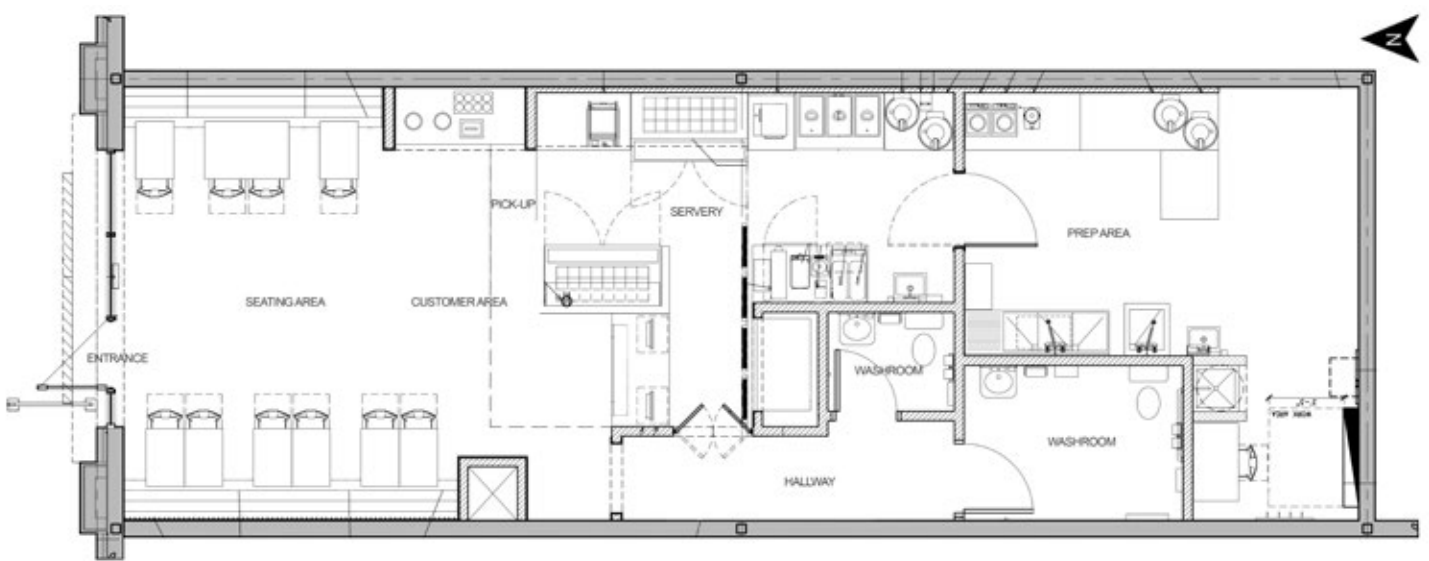


223,000+
TRADE AREA

SITE PLAN



FLOOR PLAN



PROPERTY SUMMARY

Available	1,093 SF
Net Rent	TBN
Property Taxes (est.)	\$5.35/SF
CAM* (est.)	\$2.36/SF
Zoning	CAR - Commercial
Parking	Ample

*plus management fee

FEATURES

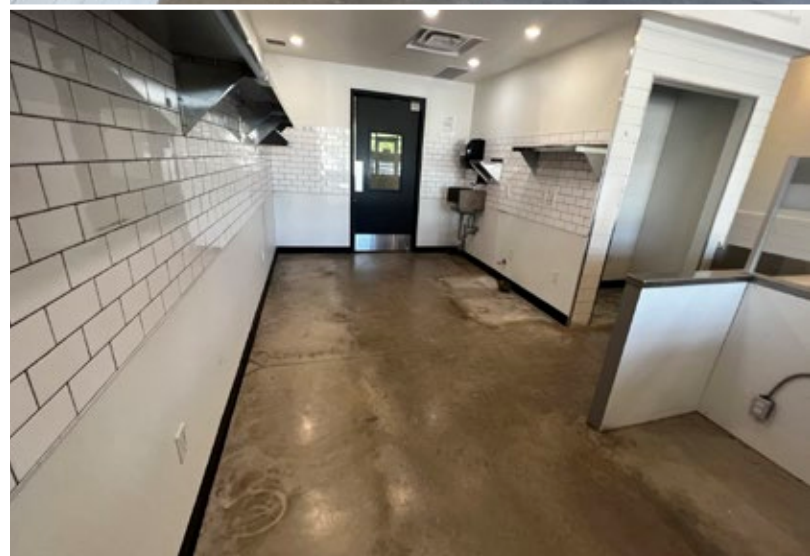
- Developed restaurant space.
- Adjacent to successful new Dairy Queen.
- Pad site in front of Walmart Supercentre.

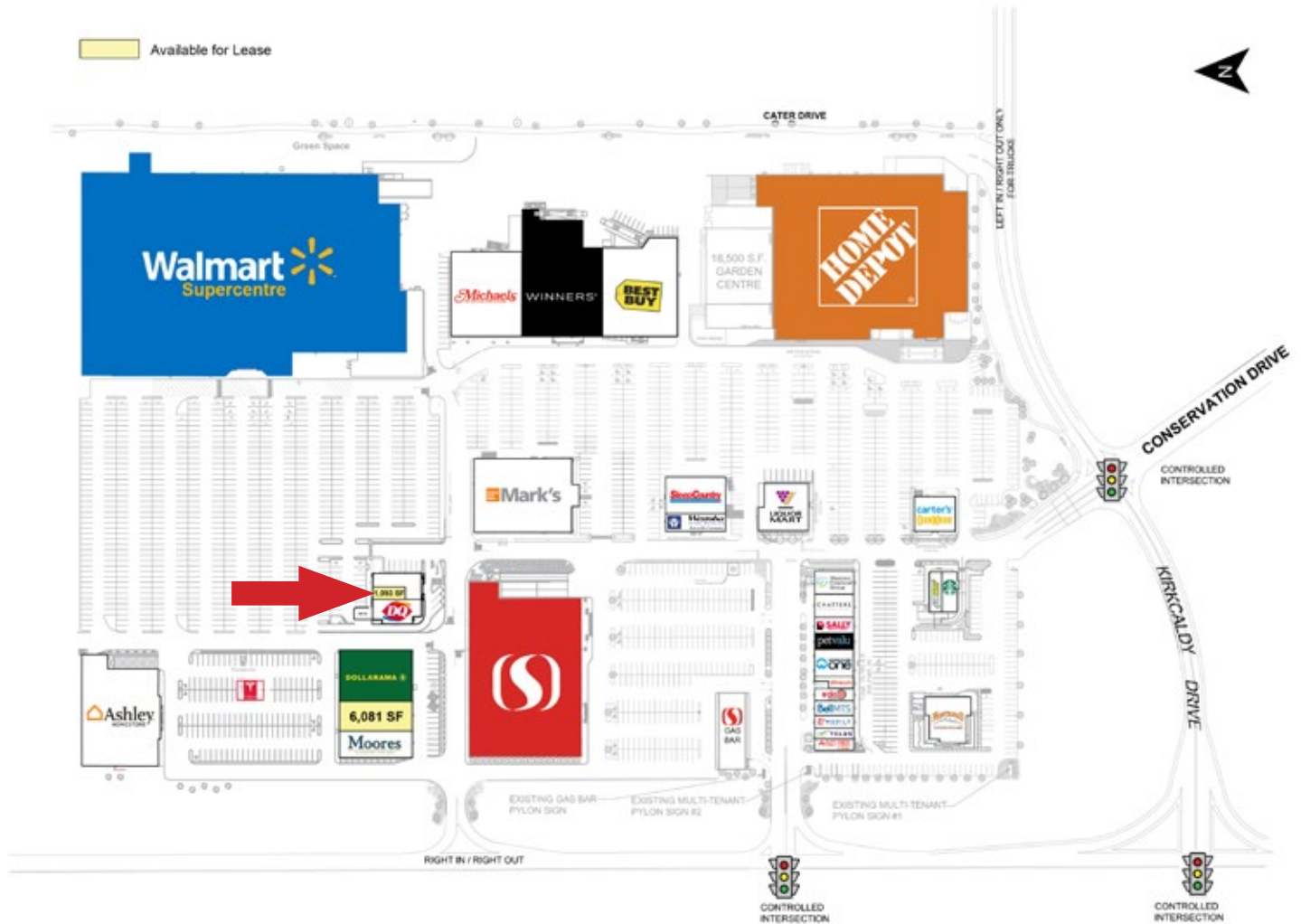
LOCATION

- Corral Centre is a **500,000 sq. ft.** retail / mixed-use centre located on 40 acres.
- Anchored by Walmart Supercentre, Home Depot and Safeway, Corral Centre has consistently attracted national/strong regional retailers such as Best Buy, Winners, Michaels, Liquor Mart, Mark's, Dollarama, Subway, Starbucks, Montana's and Ashley Furniture.
- Tesla supercharger station on site.
- Situated at the major signalized intersection of 18th Street and Kirkcaldy Drive, south of Trans-Canada Highway #1.
- **Incredible exposure** to 18th Street - Brandon's dominant commercial thoroughfare.
- New housing developments adjacent to the site, with plans for further residential.

TRAFFIC

- 23,790 vehicles per day on 18th Street at Kirkcaldy Drive (City of Brandon).





FOR MORE INFORMATION, PLEASE CONTACT:

Sandy Shindleman, CCIM | (204) 474-2000 | sgshindleman@shindico.com

Michael Stronger* | (204) 793-3448 | mstronger@shindico.com

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

Dino Alevizos* | (204) 781-9717 | dalevizos@shindico.com

*Services provided by Dino Alevizos Personal Real Estate Corporation

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico
Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.072922