

CORRAL CENTRE

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

END CAP/RESTAURANT OPPORTUNITY



BUSY
RETAIL NODE



GREAT
ACCESS



SUBSTANTIAL
PARKING



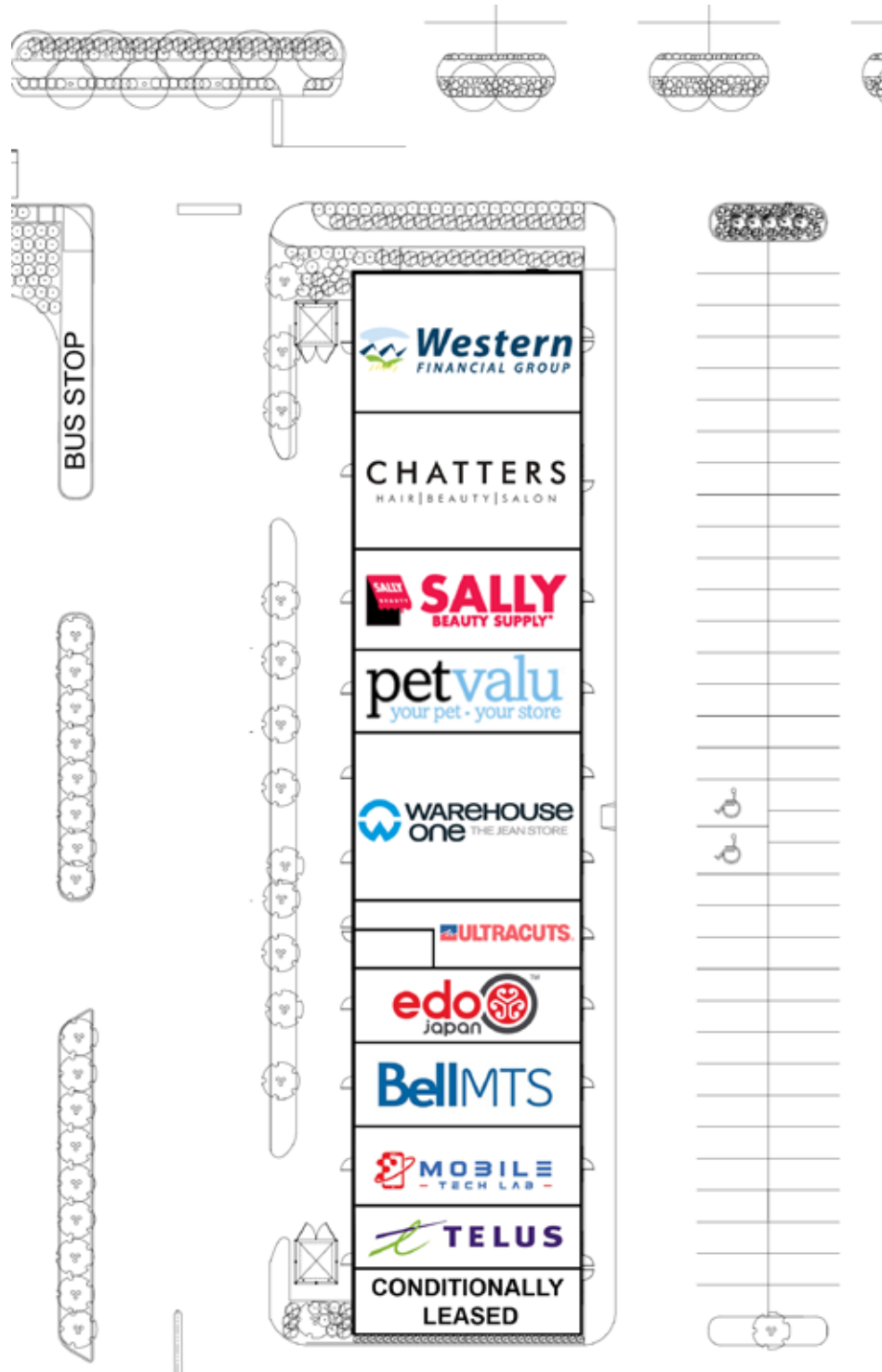
STRONG
RESIDENTIAL



209,000+
TRADE AREA

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PROPERTY SUMMARY

Available	1,243 SF
Net Rent	TBN
Property Taxes (est.)	\$4.92/SF
CAM* (est.)	\$2.52/SF
Zoning	CAR - Commercial
Parking	Ample

*plus management fee of 5% of gross rent

FEATURES

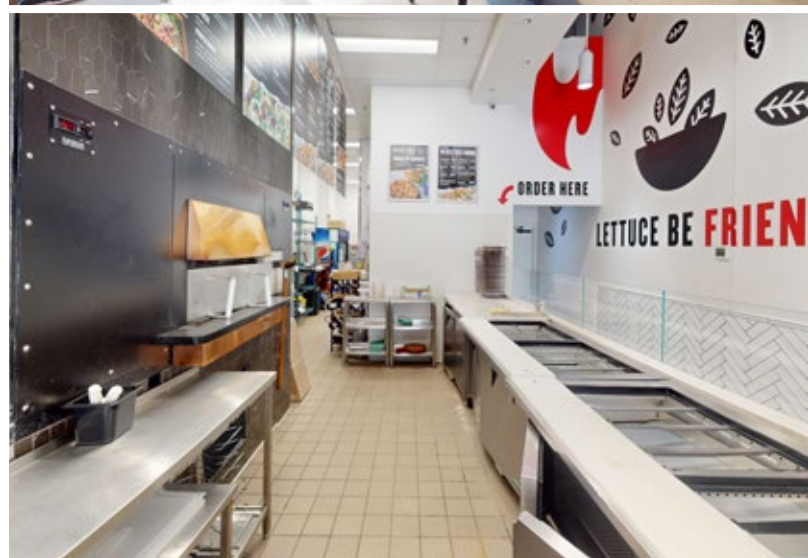
- Developed restaurant space.
- Prominent end cap position with exposure to 18th Street.
- Multi-tenant CRU located in front of Home Depot.

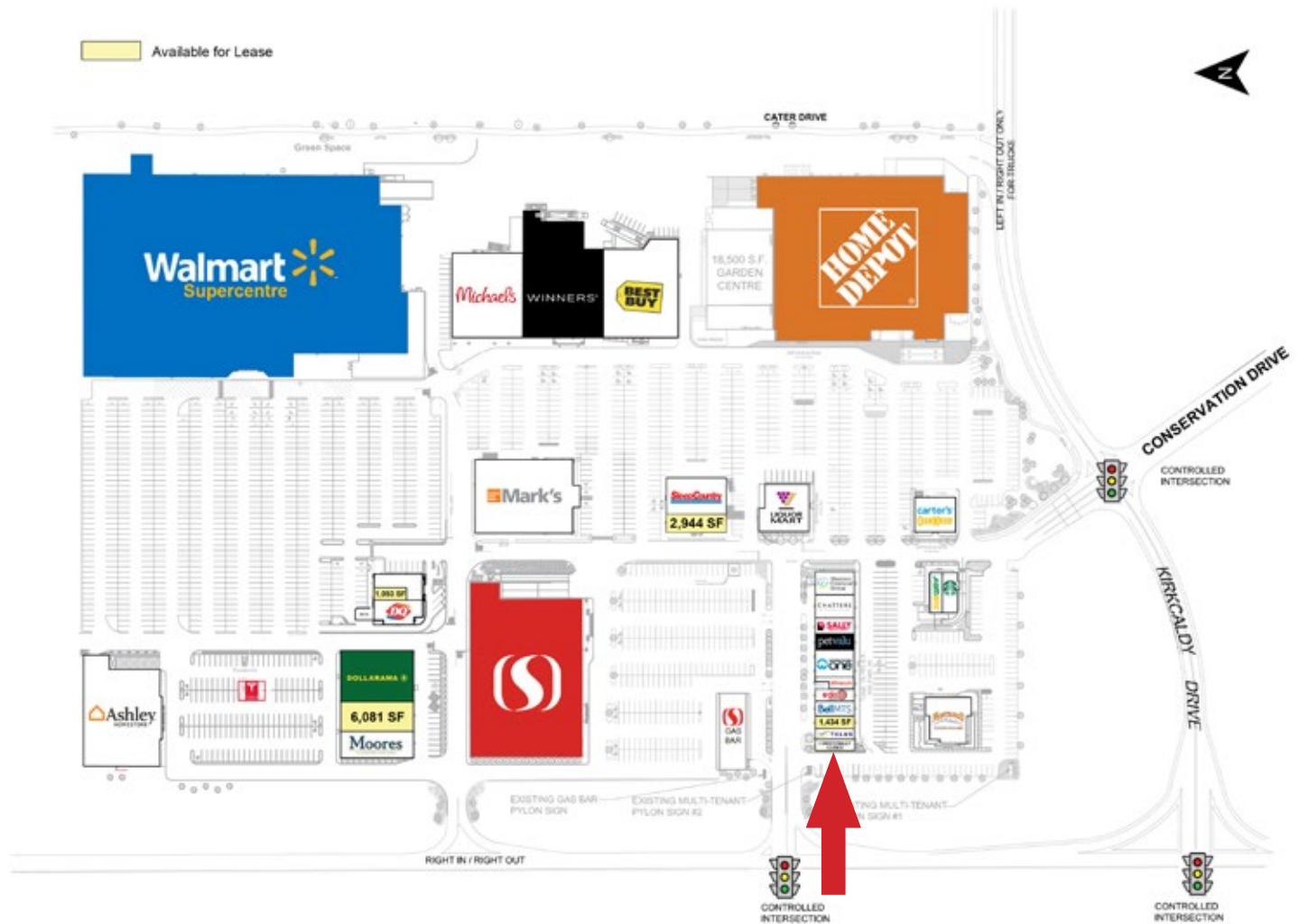
LOCATION

- 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:

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