

CORRAL CENTRE

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



BUSY
RETAIL NODE



GREAT
ACCESS



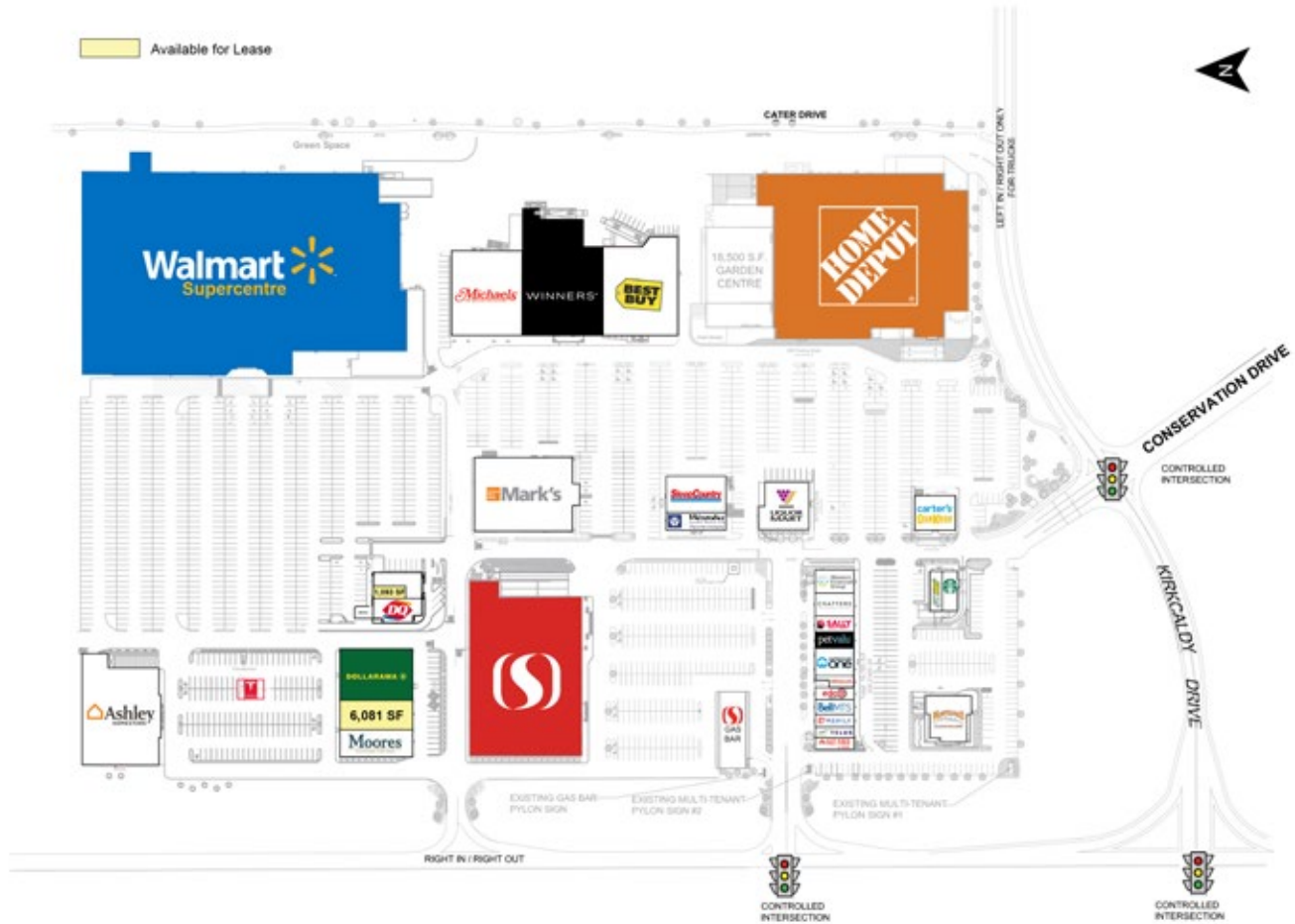
SUBSTANTIAL
PARKING



STRONG
RESIDENTIAL



223,000+
TRADE AREA



WESTERN MANITOBA'S RETAIL DESTINATION

- **1,093 and 6,081 sq. ft. units available for lease.**
- Corral Centre is **500,000 sq. ft.** retail / mixed-use centre located on 40 acres. Anchored by Walmart Supercentre, Home Depot and Safeway, Corral Centre attracts national/strong regional retailers such as Best Buy, Winners, Michaels, Liquor Mart, Mark's, Dollarama, Subway, Starbucks, Montana's and Ashley Furniture.



- **Highly visible from all directions,** Corral Centre is situated at the major intersection of 18th Street and Kirkcaldy Drive, south of Trans Canada Highway #1. 18th Street is the dominant commercial artery in Brandon.
- Brandon University is close, on 18th Street, with a population of 3,600 students and staff.
- **New housing developments adjacent to the site, with plans for further residential.**

Stop along the world's fastest charging network while you shop or grab a quick bite to eat. With Tesla's rapidly expanding Supercharger locations placed on well-traveled routes, Tesla can get you anywhere you want to go.

BRANDON - THE REGIONAL SERVICE CENTRE FOR WESTERN MANITOBA

Manitoba's second largest city, Brandon, is the regional service centre for Western Manitoba and has a population of over 63,000 and serves a trade area population of over 223,000 people¹.

Brandon was ranked **1st in Manitoba and 3rd in the Prairies** in MoneySense's Best Places to Live rankings and 7th in the Western Investor's Top 10 Towns for Western Canadian real estate investors and is **rated as one of the best municipalities for small business in western Canada**.

Brandon's Keystone Centre is one of the largest consolidated entertainment, convention, agricultural & recreation complexes in Canada, is home to the Brandon Wheat Kings & the Royal Manitoba Winter Fair.

Brandon's economy is expanding with an eye to the future, **home to 2000+ businesses**, Agri-Foods represents the largest industrial cluster.

- Brandon's ties to the agricultural sector are strengthened by the presence of an Agriculture Canada Research Station and the Agri-Environment Centre. These two organizations, along with other local research institutions bring integrated expertise and innovative solutions to the agriculture and Agri-food sector.
- Brandon is situated east of the Bakken Oil Field. Larger than Saudi Arabia's largest oil field, the Bakken Oil Field is estimated to contain 4.3 billion barrels of technically recoverable oil.
- Koch Fertilizer Canada is spending nearly \$130M on upgrades which include building a new headquarters in Brandon that will bring together operations, logistics and sales for more than 100 employees.
- Behlen Industries, the largest manufacturer of steel building systems in Canada, is working on the biggest project in its history for Shell Canada. The project includes the manufacturing of 31 buildings for Shell's Carmon Creek heavy oil development.

TRADE AREA DEMOGRAPHICS



223,767

Total Population



189,452

Daytime Population



39.1

Median Age



78,904

Total Households

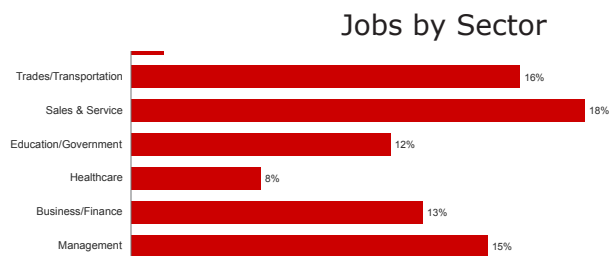
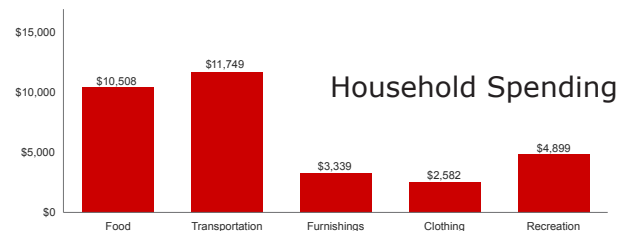
2.40

Avg. Household Size



\$97,020

Avg. Household Income



Environics Analytics © 2021

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18th Street & Kirkcaldy Drive
Brandon, Manitoba



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