

KENASTON CROSSING

Grocery Anchored Development at Key Corner in Southwest Winnipeg

1650 Kenaston Boulevard, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**ON SITE
PARKING**

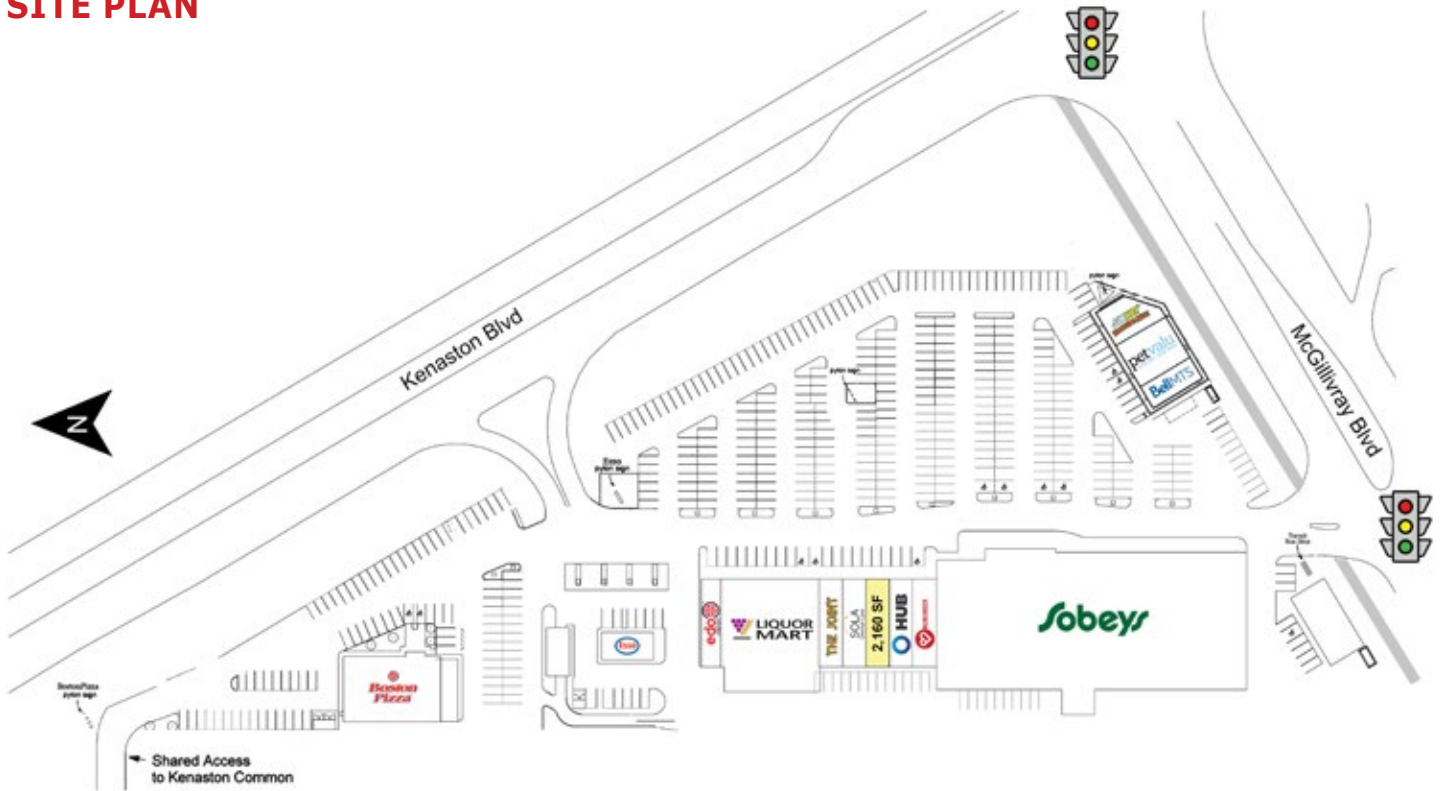


**STRONG
DAYTIME POPULATION**

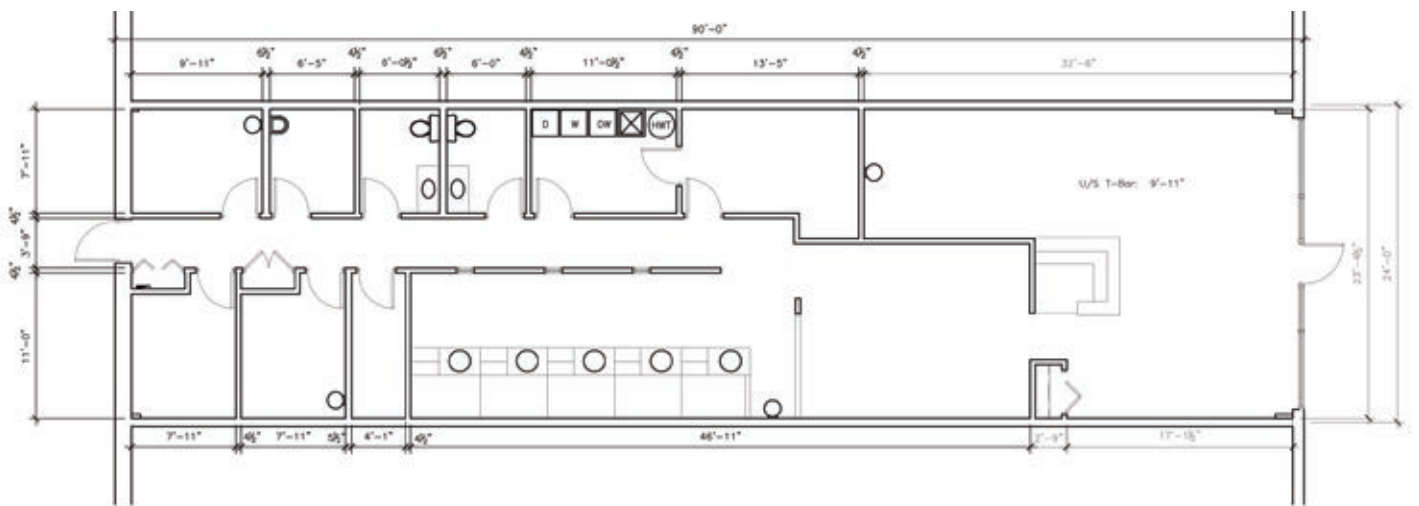
FOR LEASE

1650 Kenaston Boulevard, Winnipeg, Manitoba

SITE PLAN



LAYOUT PLAN



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Shindico

FOR LEASE

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PROPERTY SUMMARY

Available	2,160 SF
Net Lease Rate	TBD
Property Taxes (est.)	\$7.10/SF
CAM (est.) (plus management fee)	\$4.50/SF
Zoning	C4 - Commercial

LOCATION

- Situated on the northwest corner of Kenaston Blvd. (Rte 90) & McGillivray Blvd. (Rte 155), a major retail node, drawing customers from all of South Winnipeg, and the rural communities of Sanford, Oak Bluff, Carman, and La Salle.
- Cross access with Kenaston Common, anchored by Costco.
- Access from signalized intersection on McGillivray Boulevard along with right-in/right-out on Kenaston Boulevard.
- Surrounded by vibrant residential communities featuring multi-family and high quality single family dwellings.

FEATURES

- Anchored by Sobeys (newly renovated), Manitoba Liquor Mart, and Boston Pizza.
- Great visibility with 1,240 ft. frontage on Kenaston Boulevard and 717 ft. frontage on McGillivray Boulevard.
- Ample parking with 9' x 20' stalls.
- Upgrades to LED parking lot & under canopy lighting has resulted in a clean and bright appearance and provides significant energy savings (up to 70%).

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	112,836	440,630
Daytime Population	104,362	504,211
Households	43,366	186,680
Median Age	36.8	38.9
Avg. Household Income	\$130,694	\$109,860

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FOR LEASE

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