

# KENASTON CROSSING

Grocery Anchored Development at Key Corner in Southwest Winnipeg

Kenaston Blvd. & McGillivray Blvd., Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**HIGH  
TRAFFIC**



**ONSITE  
PARKING**



**STRONG  
DAYTIME POPULATION**



# FOR LEASE

Kenaston Blvd. & McGillivray Blvd., Winnipeg, Manitoba



204.474.2000

**Shindico**



# FOR LEASE

Kenaston Blvd. & McGillivray Blvd., Winnipeg, Manitoba

## PROPERTY SUMMARY

Available (May 1, 2022)	2,160 +/- SF
Net Lease Rate	TBD
Land Area	9 Acres
Property Taxes (est.)	\$5.72/SF
CAM (est.) (plus management fee)	\$5.00/SF

## FEATURES

- Anchored by Sobeys (currently undergoing complete store renovation with an exciting new facade) and includes Manitoba Liquor Mart, Boston Pizza, Subway, Edo Japan, Nuburger and Esso.
- 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%).

## 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 and Rona.
- Surrounded by vibrant residential communities featuring multi-family and high quality single family dwellings.
- Excellent access to all of South Winnipeg, as well as the rural communities of Sanford, Oak Bluff, Carman and La Salle.

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	104,654	438,225
Daytime Population	100,481	492,918
Households	38,159	177,591
Median Age	36.8	38.4
Avg. Household Income	\$123,378	\$102,186

Environics Analytics ©2020



# FOR LEASE

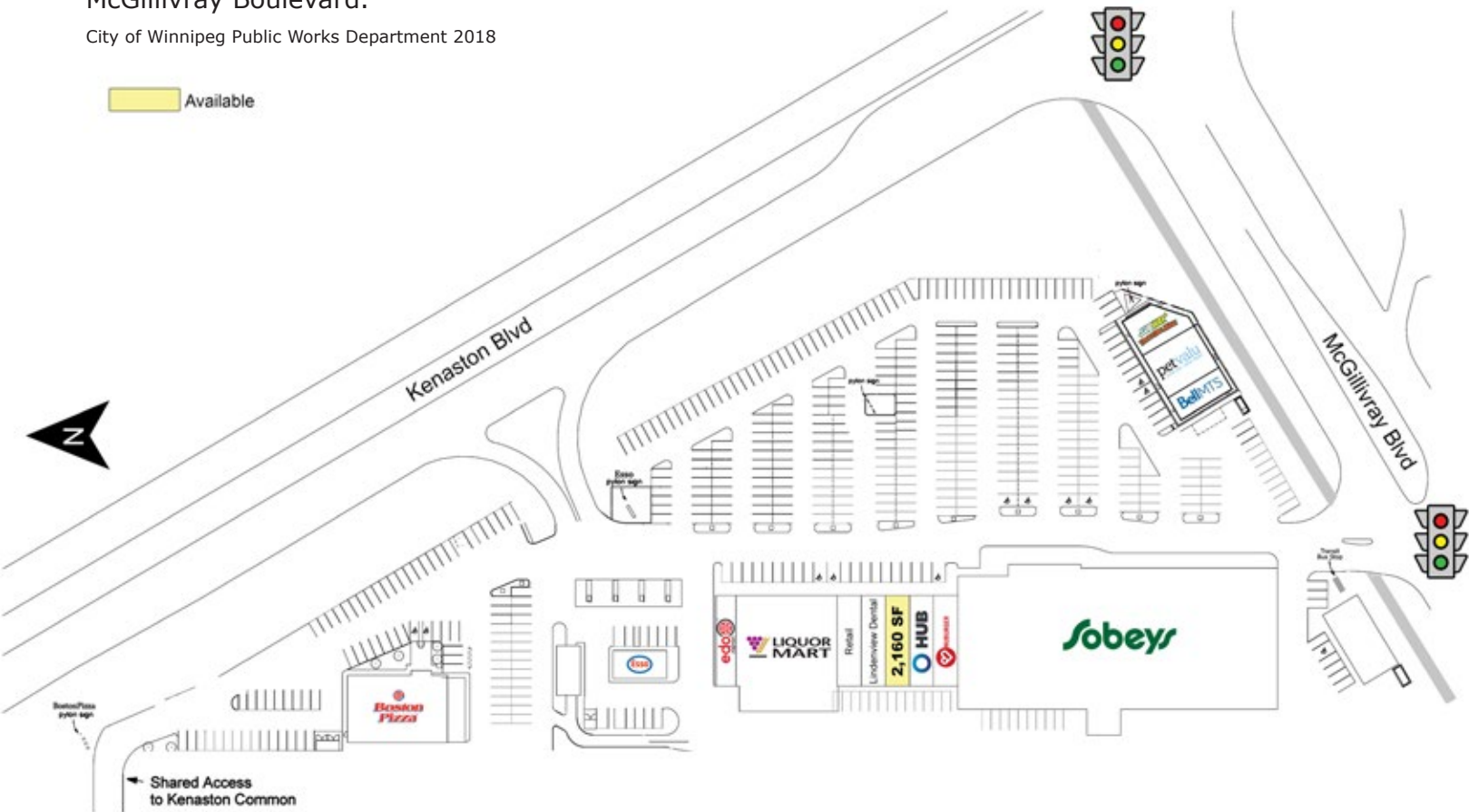
Kenaston Blvd. & McGillivray Blvd., Winnipeg, Manitoba

## TRAFFIC

75,100 vehicles per day at Kenaston Boulevard & McGillivray Boulevard.

City of Winnipeg Public Works Department 2018

 Available



FOR MORE INFORMATION, PLEASE CONTACT:

### Michael Stronger

\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers  
P (204) 928-8237  
C (204) 793-3448  
[mstronger@shindico.com](mailto:mstronger@shindico.com)

### Dino Alevizos

P (204) 928-8209  
C (204) 781-9717  
[dalevizos@shindico.com](mailto:dalevizos@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://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.101421