

# LINCOLN PLACE

Great Exposure on Pembina Highway

756 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT  
TRANSIT**



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



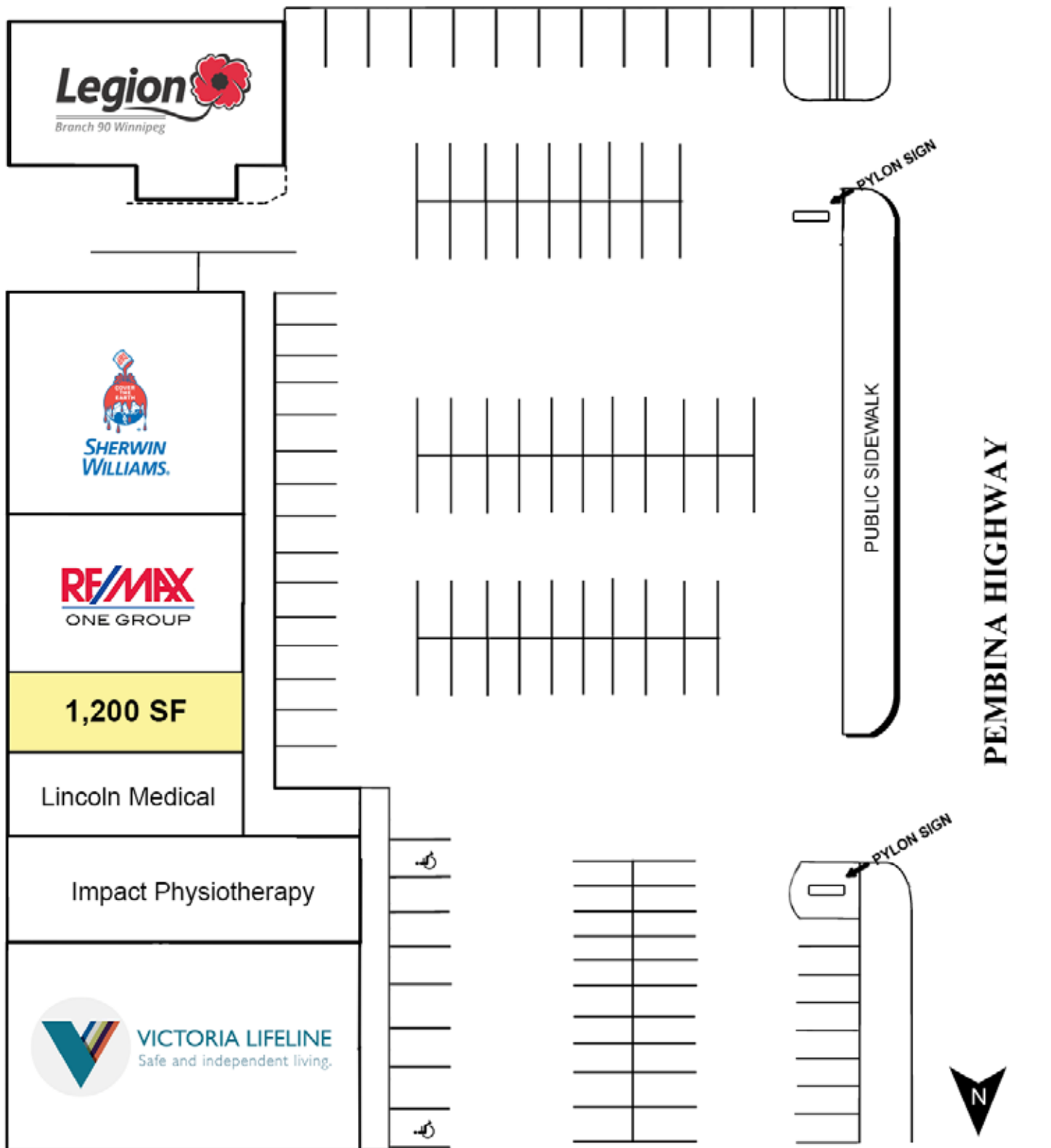
**AMPLE  
PARKING**



**596,000+  
POPULATION**

# FOR LEASE

Lincoln Place, 756 Pembina Highway, Winnipeg, Manitoba



204.474.2000

**Shindico**

# FOR LEASE

Lincoln Place, 756 Pembina Highway, Winnipeg, Manitoba

## PROPERTY SUMMARY

Available	1,200 SF
Lease Rate	TBD
Property Taxes (est.)	\$5.81/SF
CAM (est.) (Plus Management Fee)	\$5.96/SF
Zoning	C3 - Commercial Corridor

## FEATURES

- Located on the east side of Pembina Highway between Stafford Street and Taylor Avenue.
- Built-in customer base from nearby offices: Assiniboine Credit Union, Manitoba Hydro and Manitoba Public Insurance.
- Newer facade offers excellent exposure to Pembina Highway traffic.
- Ample on-site parking.
- Adjacent to the Blue Line (Southwest Rapid Transitway). There are also 9 regular transits within easy walking distance.
- Three new transit-oriented residential developments nearby with over 1,000 multi-family and high rise units.
- Great access and exposure on Pembina Highway, Winnipeg's busiest north/south thoroughfare, and a major artery to and from the Central Business District (Less than 10 minutes to Downtown).

## TRAFFIC

- 71,400 vehicles per day on Pembina Hwy. & Stafford St.

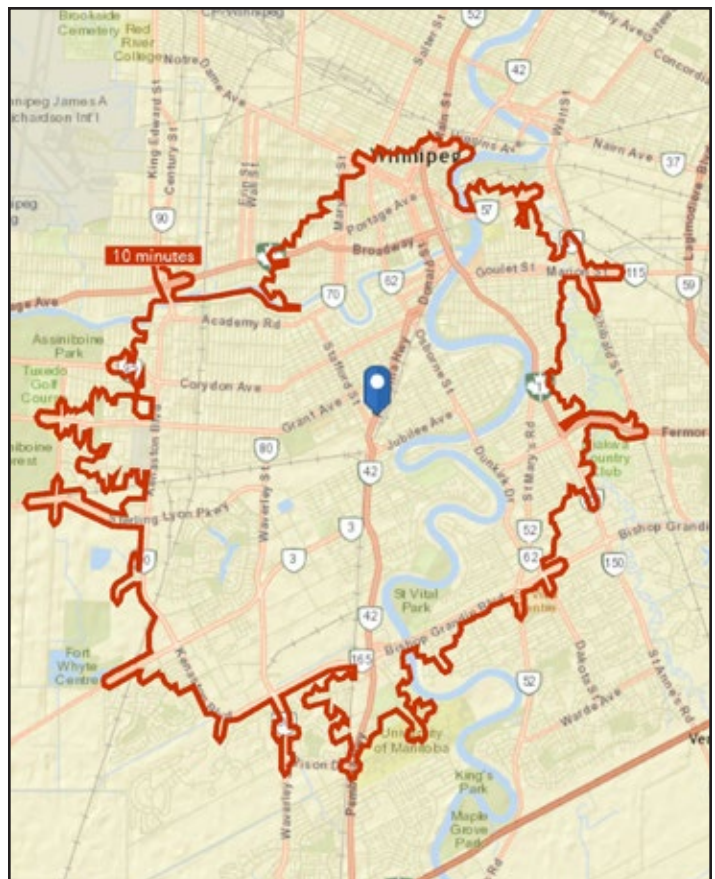
Reference: City of Winnipeg Public Works Department, 2018

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	236,534	596,317
Daytime Population	306,927	670,226
Households	103,713	234,163
Median Age	38.0	37.5
Avg. Household Income	\$91,429	\$96,522

Detailed reports available on request  
Source: Environics Analytics ©2020

## DRIVETIMES

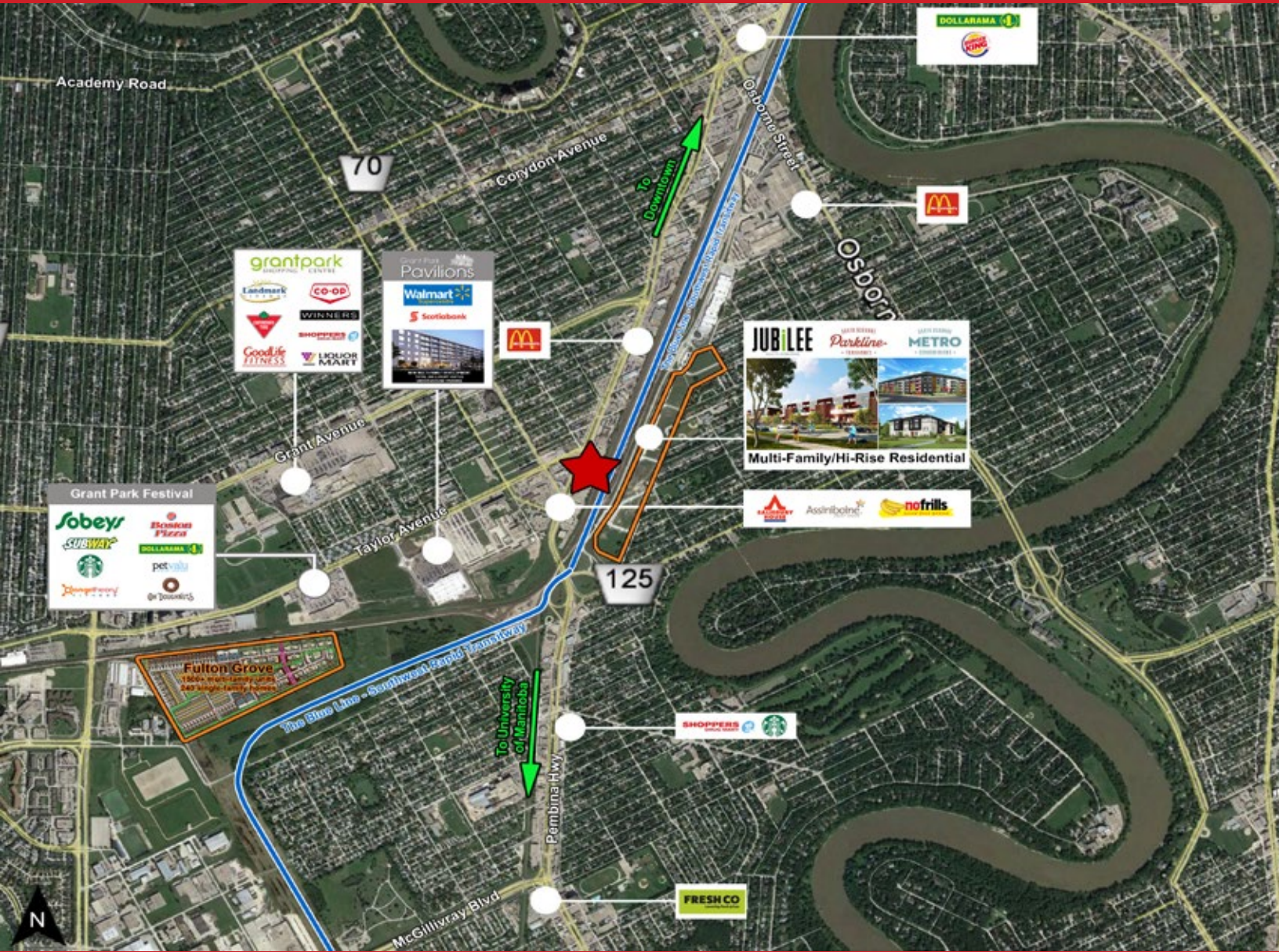


- 191,997 people live within a 10 minute drive time of Lincoln Place.

Reference: Environics Analytics ©2020

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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



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