

MORAY PLAZA

Neighbourhood Centre at Prime Corner Location

2361-2393 Ness Avenue, Winnipeg, Manitoba

JOIN NEWLY EXPANDED MCDONALDS & DOLLARAMA IN STRONG RETAIL NODE



PRIME
CORNER LOCATION



GREAT
ACCESS



AMPLE
PARKING



STRONG
DAYTIME POPULATION

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FOR LEASE

Moray Plaza, 2361-2393 Ness Avenue, Winnipeg, Manitoba



GREAT RETAIL NODE!

- Moray Plaza is a neighbourhood centre located at the busy northwest corner of Ness Avenue and Moray Street, in the heart of St. James.
- Tenants include: **newly expanded Dollarama and McDonald's** plus Subway and many more.
- Excellent access & exposure at a controlled intersection.
- **Ample parking.**
- Located at the gateway to Murray Industrial Park - home to approximately 50 companies and 6,000+ employees (including Boeing, MacDon, Winpak and North West Company).
- Immediate area includes: seven schools, recreational facilities and apartment complexes.
- New 18,000 SF Sturgeon Heights Community Centre located south of Moray Plaza.
- Close vicinity to the Winnipeg James Armstrong Richardson International Airport, Grace Hospital and Canadian Forces Base - 17 Wing and CentrePort Canada, North America's new 20,000-acre inland port.

204.474.2000

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PROPERTY SUMMARY

| | |
|-----------------------|--------------------------|
| Available for Lease | Fully Leased |
| Zoning | C4 - Commercial District |
| Parking | Over 170 stalls |
| Property Taxes (est.) | \$5.94/SF |
| CAM* (est.) | \$8.30/SF |

*plus management fee

DEMOGRAPHICS

| | 5 km. Radius | 10 km. Radius |
|-----------------------|--------------|---------------|
| Total Population | 94,694 | 365,853 |
| Daytime Population | 94,873 | 471,701 |
| Households | 40,432 | 152,445 |
| Median Age | 42.8 | 38.5 |
| Avg. Household Income | \$126,616 | \$101,480 |

EnviroNics Analytics ©2024

- **Huge daytime population in Murray Industrial Park.**



TRAFFIC

27,800 vehicles per day at Moray St. & Ness Ave.
City of Winnipeg Public Works Department 2023

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FOR MORE INFORMATION, PLEASE CONTACT:

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