

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	900 & 2,031 SF
Zoning	C4 - Commercial District
Parking	Over 170 stalls
Property Taxes (est.)	\$4.22/SF
CAM* (est.)	\$6.86/SF

*plus management fee

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	96,398	364,042
Daytime Population	95,141	464,320
Households	39,524	144,234
Median Age	43.3	38.7
Avg. Household Income	\$121,283	\$102,575

EnviroNics Analytics ©2022

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



TRAFFIC

25,200 vehicles per day at Moray St. & Ness Ave.
City of Winnipeg Public Works Department 2019

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FOR MORE INFORMATION, PLEASE CONTACT:

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