

FOR LEASE

Medical Opportunity Located Next to Busy Rexall Pharmacy

Park City Commons - 1500 Plessis Road, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



AMPLE ON-SITE
PARKING

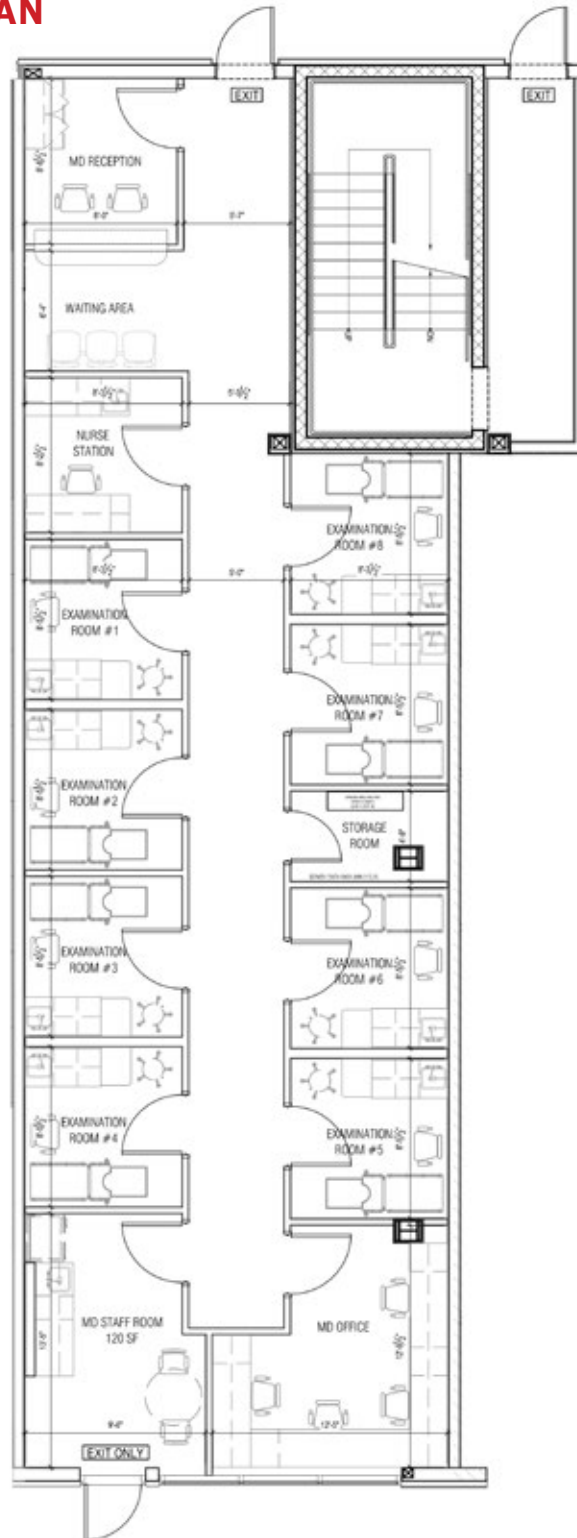


750
MULTI-FAMILY UNITS

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CONCEPTUAL FLOOR PLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

Size of Premises	1,600 SF
Net Rent	TBN
Additional Rent (est.)	\$9.50*/SF
Zoning	C3
Parking	Ample on-site

*plus management fee

FEATURES

Park City Commons is located in one of Winnipeg's fastest growing communities in east Winnipeg.

The site is anchored by No Frill Grocery, Dollarama, Rexall Pharmacy, Starbucks, and also includes numerous medical, service, and restaurant tenancies.

New area infrastructure includes the Plessis Road underpass and the construction of Transcona Boulevard (east-west connector), which includes a new signalized intersection at Plessis Road.

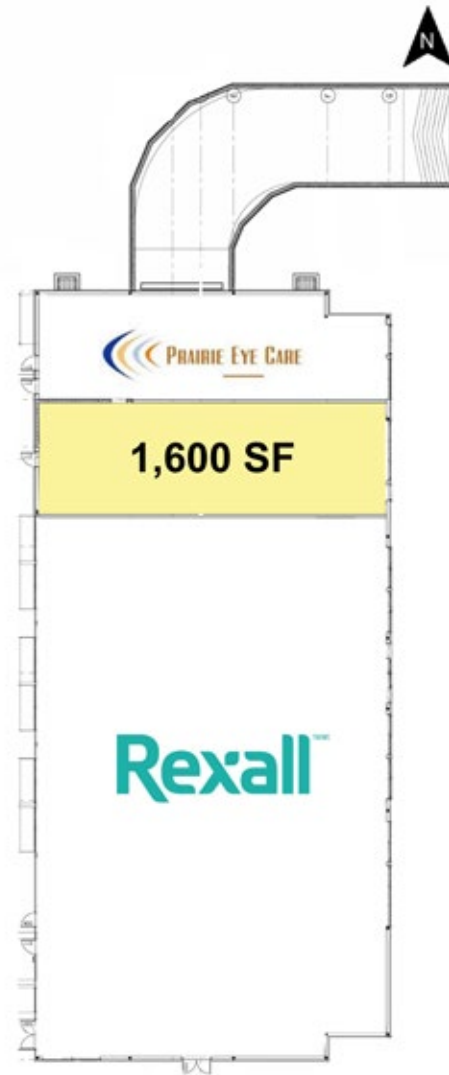
These upgrades provide convenient access for customers and residents in all direction.

This mixed-use development offers over 100,000 square feet of commercial space and will have approximately 750 new apartments upon completion.

DEMOGRAPHICS

	1 km. Radius	3 km. Radius	5 km. Radius
Total Population	6,860	39,546	88,480
Daytime Population	7,417	43,226	86,298
Households	2,552	13,900	31,468
Median Age	38.0	37.8	37.7
Avg. Household Income	\$102,303	\$106,165	\$102,241

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