

# FOR LEASE

Freestanding Restaurant in Busy Retail Node

Polo Festival, 655 Empress Street, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**STRONG**  
DAYTIME  
POPULATION



**GREAT**  
ACCESS



**AMPLE**  
PARKING



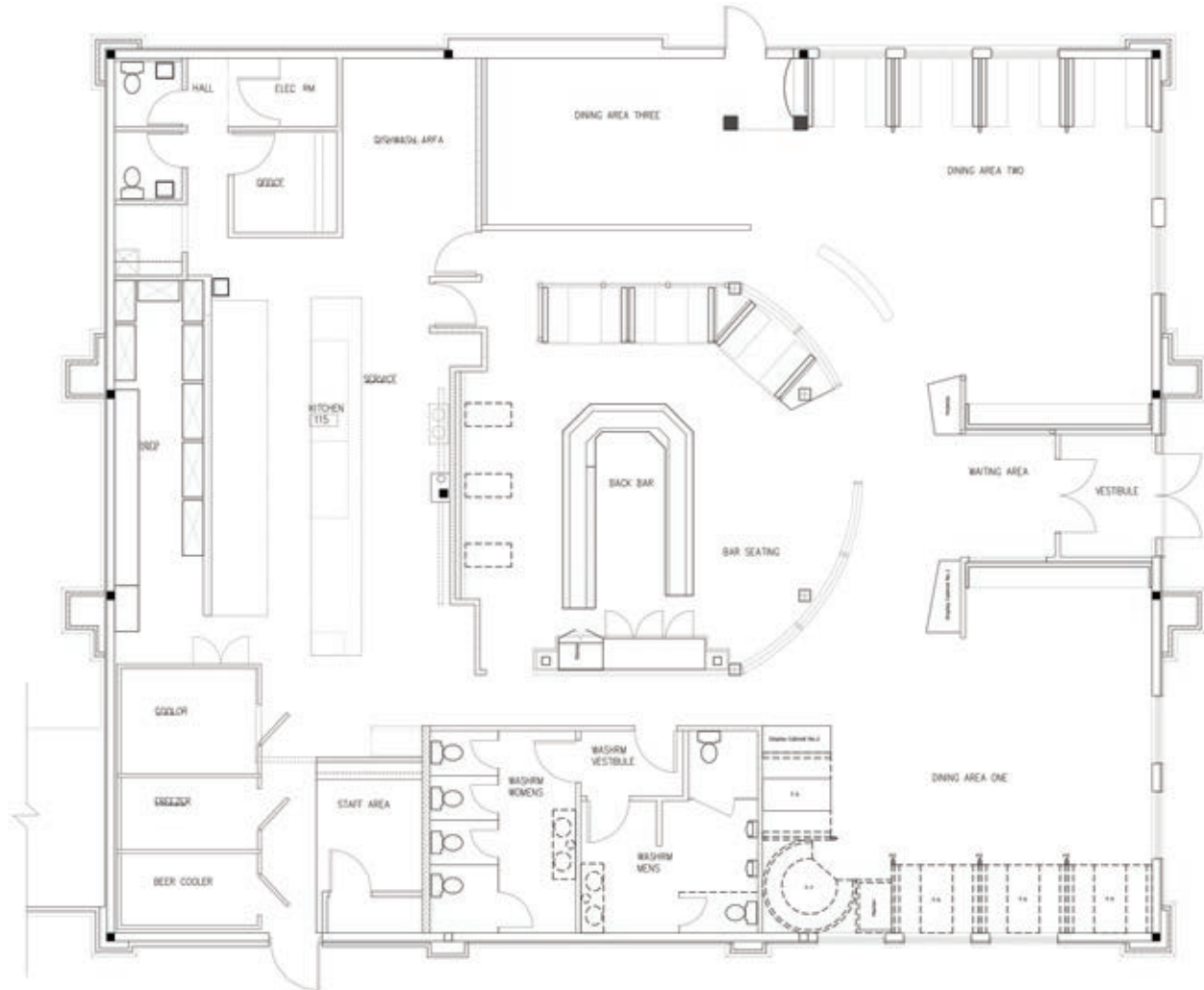
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## CENTERED IN WINNIPEG'S DOMINANT RETAIL NODE

The Polo Park retail node is dominated by large national retailers and **serves shoppers from all over Manitoba**. The Polo Park area is undergoing a transformation with a significant number of multifamily buildings with **thousands of first-class multifamily units** proposed to be constructed over the next decade.

- Directly adjacent to CF Polo Park, Winnipeg's busiest indoor shopping centre with **10 million visitors annually** and next door to the exciting new Plaza at Polo and Polo North developments featuring Winnipeg's first P.F. Chang's, Winners, HomeSense, Marshalls, Mark's, Western Financial and IntouchCX.
- Surrounded by well-known tenants such as Walmart, Save-On Foods, Canadian Tire and Scotiabank Theatre.

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## PROPERTY SUMMARY

Available	+/- 5,087 SF
Lease Rate	TBD
Property Taxes (est.)	\$5.86/SF
CAM* (est.)	\$3.85/SF

\*plus management fee

## OUTSTANDING LOCATION!

- Great exposure at a **controlled intersection** on the northeast corner of Empress Street and Maroons Road.
- Less than 4 km southeast of Winnipeg James Armstrong Richardson International Airport
- 6 major hotels in immediate vicinity.
- Over **1,600 ft. of frontage** on Empress Street.
- Parking for approximately 900 vehicles.
- 14 transit routes serve the Polo Park area, connecting to all quadrants of the city.

## DRIVE TIME DEMOGRAPHICS

	5 min.	10 min.	15 min.
Total Population	16,690	132,068	357,407
Daytime Population	28,445	192,105	477,179
Households	7,162	57,518	151,104
Median Age	38.7	39.1	39.0
Avg. Household Income	\$97,527	\$102,524	\$102,434

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FOR MORE INFORMATION, PLEASE CONTACT:

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*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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