

POLO FESTIVAL

In the Heart of Winnipeg's Busiest Retail Node, Polo Park
655-695 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.

- Anchored by Home Depot, other tenants include: Chapters, Dollarama, Montana's, Preservation Hall Eatery & Wine Bar, Burger King, Thrift Store, and Modern Beauty.
- Directly adjacent to CF Polo Park, Winnipeg's busiest indoor shopping centre with **10 million visitors annually**.
- 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	3,109 SF
Property Taxes (est.)	\$5.49/SF
CAM* (est.) *plus management fee	\$3.48/SF
Zoning	C4

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:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



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Succeeding by Helping Others Succeed



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