

ROYAL PLAINS

Join Walmart at Prominent Location in West Portage la Prairie

2352 Sissons Drive, Portage la Prairie, Manitoba

ANCHOR TENANTS DEEMED "ESSENTIAL SERVICES"
OPEN WITH STRONG TRAFFIC DURING COVID INTERUPTION



Accommodate all sizes and uses
Up to 150,000 sq. ft. in future development available



Strong & Growing retail node
Anchored by Walmart Supercentre with many national/regional tenants



Excellent Access & Exposure
Located on the Trans-Canada Highway with 26,448 vehicles daily



Strong local economy
Investment is booming in housing and agricultural development

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PORTAGE LA PRAIRIE - CITY OF POSSIBILITIES

Portage la Prairie is a major service centre for the Central Plains region. Centrally located between two major cities (Winnipeg and Brandon) the city enjoys **unparalleled access by rail, road and air to all markets across the Canada.**

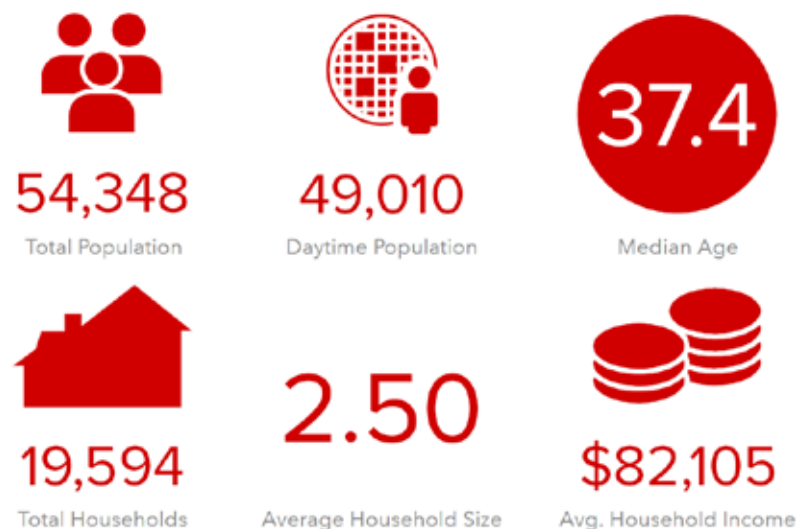


Located within the heart of the **richest agricultural belt in Manitoba**, agriculture and agri-food related processing and services are the major industrial focus of the area with some of the most productive farmland in Canada.

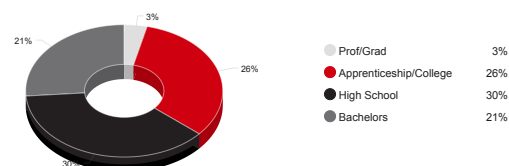
- French fry processor J. R. Simplot Company is **investing \$460 million** to more than double production in Portage la Prairie, creating more than **100 new jobs**
- France-based Roquette has begun construction on a **new \$400 million pea processing plant** in Portage la Prairie. It will be the **largest plant of its kind in the world** and one of the largest private-sector investments in the history of Manitoba.
- McCain Foods Canada has announced **infrastructure investments totalling \$75 million** for its Portage la Prairie and Carberry-based facilities, which will include the installation of new high-efficiency potato sorting system, as well as cutting-edge processing and packaging equipment at its Portage la Prairie facility.
- The Province of Manitoba has pledged over \$60 million for wastewater improvements in the Portage la Prairie area.

Other major employers include: Can Oat Milling, Allied Wings, Food Development Centre, Nutri-Pea, Province of Manitoba & Southport Aerospace Centre Inc. – the Manitoba training centre for military pilots, employing 350 people.

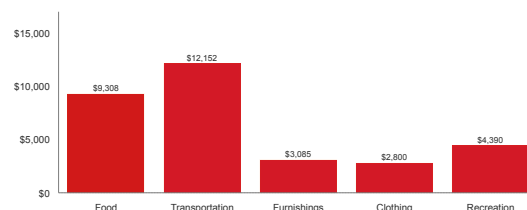
TRADE AREA DEMOGRAPHICS



Education



Household Spending



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Shindico

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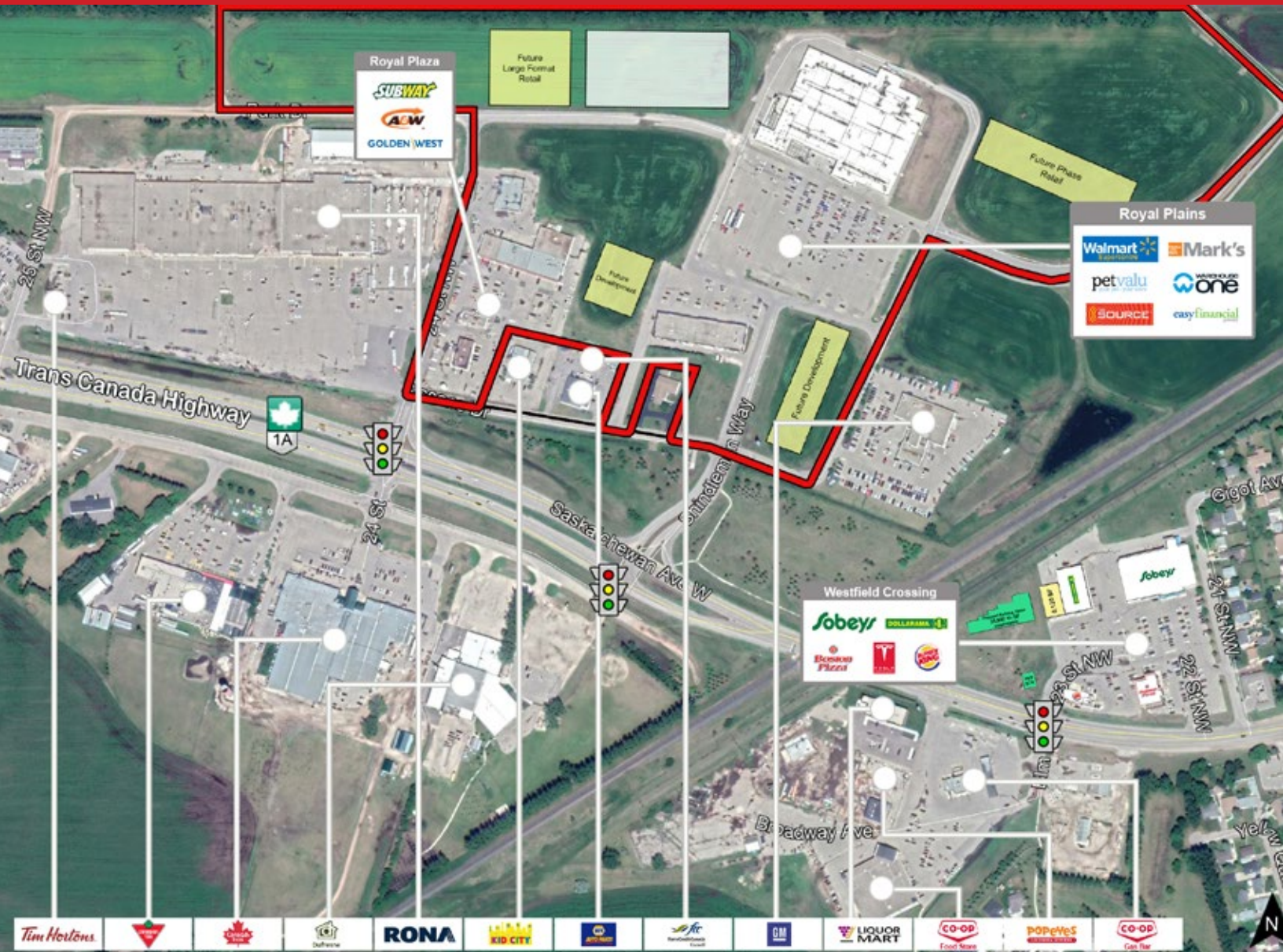
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- **Join Walmart, Mark's and Pet Valu! 2,156 sq. ft. available immediately in multi-tenant CRU.**
- **Up to 150,000 sq. ft. available in future development** at 422,000 sq. ft. mixed-use centre, prominently located in a strong and growing retail node in West Portage la Prairie.
- **Excellent access and exposure** to Saskatchewan Avenue (Trans-Canada Highway) via **two controlled intersections.**
- An abundance of parking with **over 2,000 stalls.**
- **Ideally suited for retail, restaurant, financial or insurance services, medical office, personal services and hardware/home improvement uses.**
- Area tenants include: Sobeys, Canadian Tire, Co-op, Boston Pizza, Rona, Popeye's Louisiana Kitchen, Dollarama, Burger King, A&W, Tim Hortons, General Motors dealership and many auto dealers.
- Adjacent to the Portage La Prairie Mall

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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