

# ROYAL PLAINS

Join Walmart at Prominent Location in West Portage la Prairie

2352 Sissons Drive, Portage la Prairie, Manitoba



**2,524 sq. ft. available**  
Plus up to 150,000 sq. ft. in future development.



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



**Excellent Access & Exposure**  
Located on the Trans-Canada Hwy 1A with 6,710 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.**



Azure Sustainable Fuels Corp. recently announced plans to build a new, **\$1.9 billion, sustainable aviation fuel processing plant** in the city. In addition, construction has started on the new **\$283 million Portage District General Hospital** which will double the size of the existing facility. The Province of Manitoba has also pledged over **\$60 million for wastewater improvements** for the area and in partnership with RM, is constructing a **new daycare facility** as part of \$70 million program.

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 started production at its **new \$600 million pea processing plant** in Portage la Prairie, 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, including the installation of new high-efficiency potato sorting system, as well as cutting-edge processing and packaging equipment.

## TRADE AREA DEMOGRAPHICS



55,285

Total Population



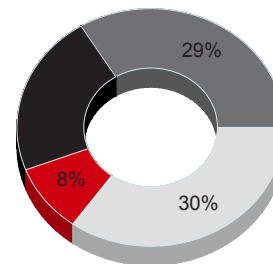
51,170

Daytime Population



Median Age

### Education



High School	30%
Apprenticeship/Trades	8%
College	19%
University	29%



19,590

Total Households

2.60

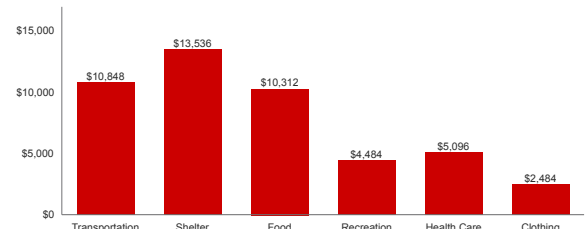
Avg. Household Size



\$87,346

Avg. Household Income

### Household Spending



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204.474.2000

**Shindico**

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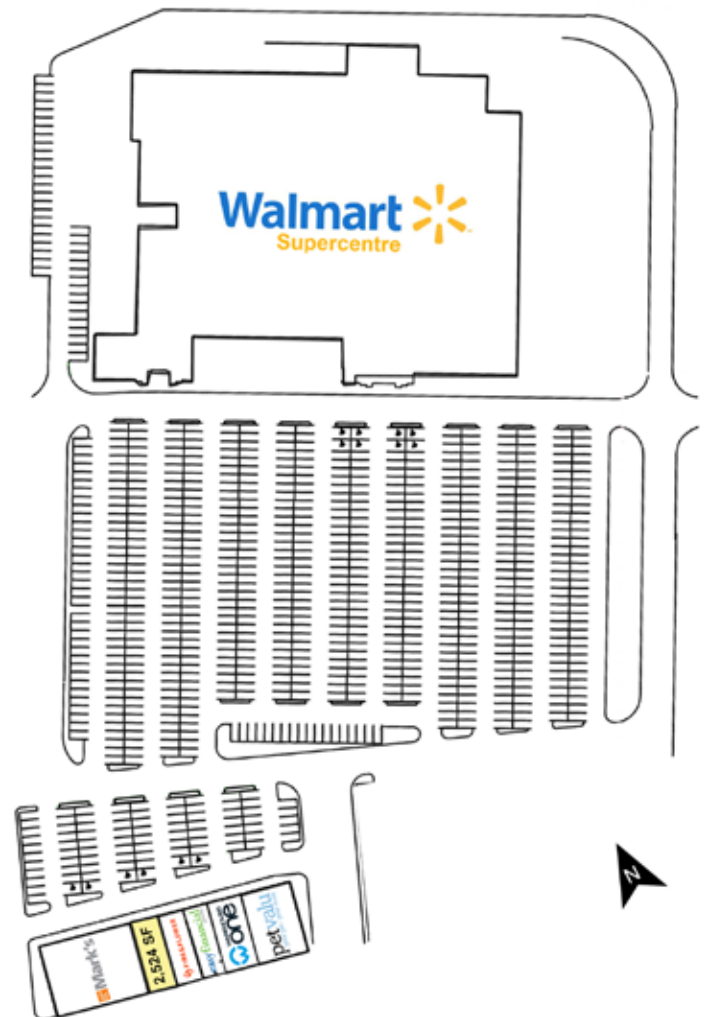
## PROPERTY SUMMARY

Available	2,524 SF
Gross Leasable Area	422,000 SF
Property Taxes (est.)	\$3.20/SF
CAM* (est.)	\$2.86/SF

\*plus management fee

## FEATURES

- **Join Walmart, Mark's and Pet Valu!**
- Ample on-site parking.
- **Excellent access and exposure** to Saskatchewan Avenue (Trans-Canada Highway) via **two controlled intersections**.
- **Ideally suited for retail, restaurant, financial or insurance services, medical office, personal services and hardware/home improvement uses.**
- Key neighbouring retailers include: Canadian Tire, Rona, Dufresne Furniture, Sobeys, Co-op Grocery and Dollarama.



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FOR MORE INFORMATION, PLEASE CONTACT:

**Michael Stronger**

\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

[mstronger@shindico.com](mailto:mstronger@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)



# Shindico

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