

ROYAL PLAINS

Join Walmart at Prominent Location in West Portage La Prairie

2352 Sissons Drive, Portage La Prairie, Manitoba



New Opportunities

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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TRADE AREA DEMOGRAPHICS



55,248

Total Population



51,406

Daytime Population



Median Age



19,968

Total Households

2.50

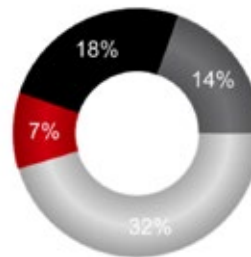
Avg. Household Size



\$94,294

Avg. Household Income

Education



High School 32%
Apprenticeship/Trades 7%
College 18%
University 14%

Household Spending



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PROPERTY SUMMARY

Available	Up to 150,000 SF
Gross Leasable Area	242,225 SF
Land Area	21.47 Acres
Zoning	C3 - Commercial
Parking	1,900+ Stalls

FEATURES

- **Join Walmart, Mark's and Pet Valu!**
- **Excellent access and exposure** to Saskatchewan Avenue (Trans-Canada Highway) via **two controlled intersections**.
- **Suitable for a variety of retail, restaurant and service uses.**
- Key neighbouring retailers include: Canadian Tire, Rona, Dufresne Furniture, Sobeys, Co-op Grocery and Dollarama.



PORTAGE LA PRAIRIE - CITY OF POSSIBILITIES

Strategically situated in the centre of the country, Portage la Prairie enjoys unparalleled access by rail, road, and air to all markets across Canada. As the major service centre for the Central Plains region, Portage la Prairie offers quality education, healthcare, and recreational options.

- Construction is underway on the new **\$455 million Portage Regional Health Centre**. Expected to be completed by 2026 the new facility will bring much needed services and capacity to area residents and businesses.
- \$180 million in economic output is contributed by the Southport Aerospace Centre, bringing 960 jobs to the community.
- Azure Sustainable Fuels Corp. is building a **\$1.9 billion, sustainable aviation fuel processing plant**, with plans to be in production by 2027.
- The Province of Manitoba has 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**, Portage la Prairie is home to Manitoba's Agri-Food sector and is a hub for agricultural production. With over **450 provincially inspected food processing facilities**, the region produces a **\$4.5 billion** value in processed foods annually. Roquette, McCain Foods Canada, and J.R. Simplot all operate large facilities in the region.

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FOR MORE INFORMATION, PLEASE CONTACT:

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