

SOUTHSIDE PLAZA

High Visibility Retail for Lease at Busy Pembina Highway Intersection

1295 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**



**180,000+
POPULATION**

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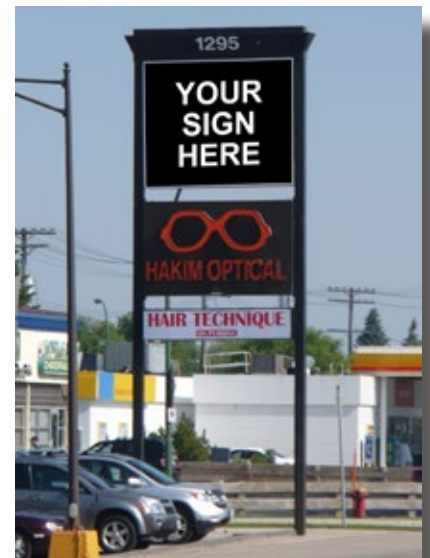
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HIGH VISIBILITY CORNER AT PEMBINA HIGHWAY & MCGILLIVRAY BOULEVARD

- Pad site (up to 6,000 SF) available for future development
- Join busy Hakim Optical and Hair Salon.
- **Prominent pylon signage available.**
- Area businesses include: FreshCo, TD Bank, Holiday Inn, Royal Bank, Manitoba Liquor Mart and Bank of Montreal.
- Pembina Highway is Winnipeg's busiest north/south thoroughfare.
- Surrounded by residential communities of Fort Garry, Whyte Ridge and Linden Woods.

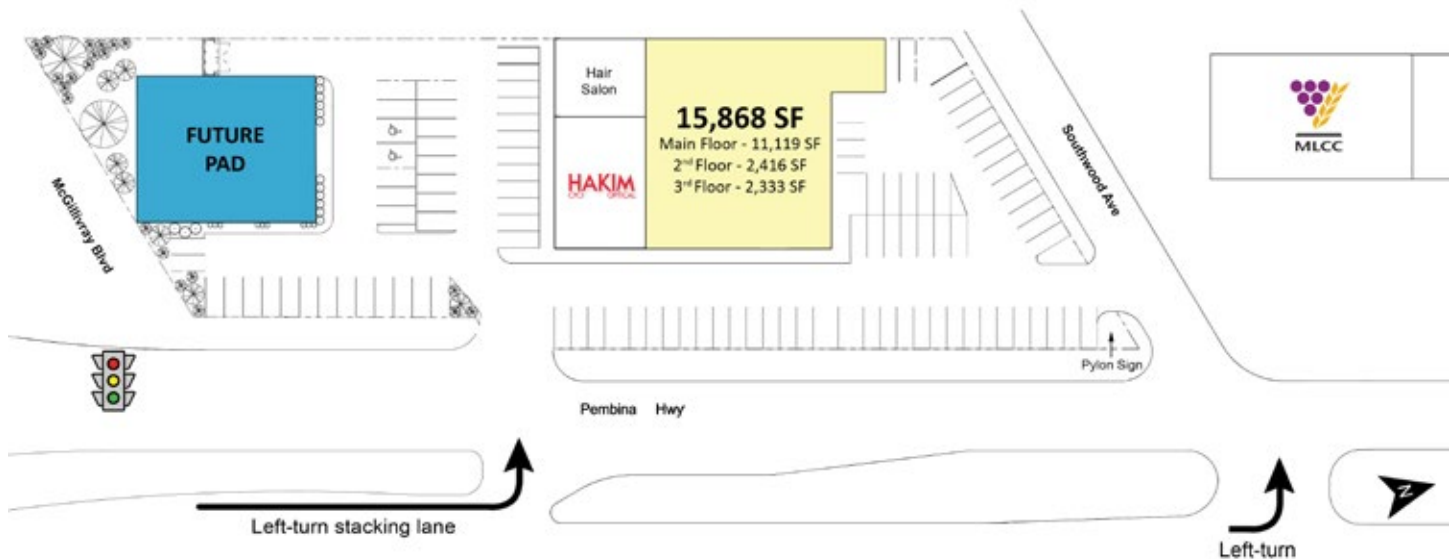


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PROPERTY SUMMARY

Available Space:	15,868 SF
	11,119 SF Main Floor
	2,416 SF 2 nd Floor
	2,333 SF 3 rd Floor
Property Taxes (est.)	\$4.80/SF
CAM* (est.)	\$4.82/SF
Zoning	C2 - Commercial District
Parking	136 stalls

*plus management fee

TRAFFIC/ACCESS

Rare northbound stacking lane onto property.

- Total traffic count at Pembina Highway and McGillivray Boulevard: **89,500 vehicles/day**
- 63,900 vehicles/day on Pembina Highway between McGillivray Boulevard & Jubilee Avenue.
- 25,600 vehicles/day on McGillivray Boulevard at Pembina Highway

City of Winnipeg Public Works Department 2019

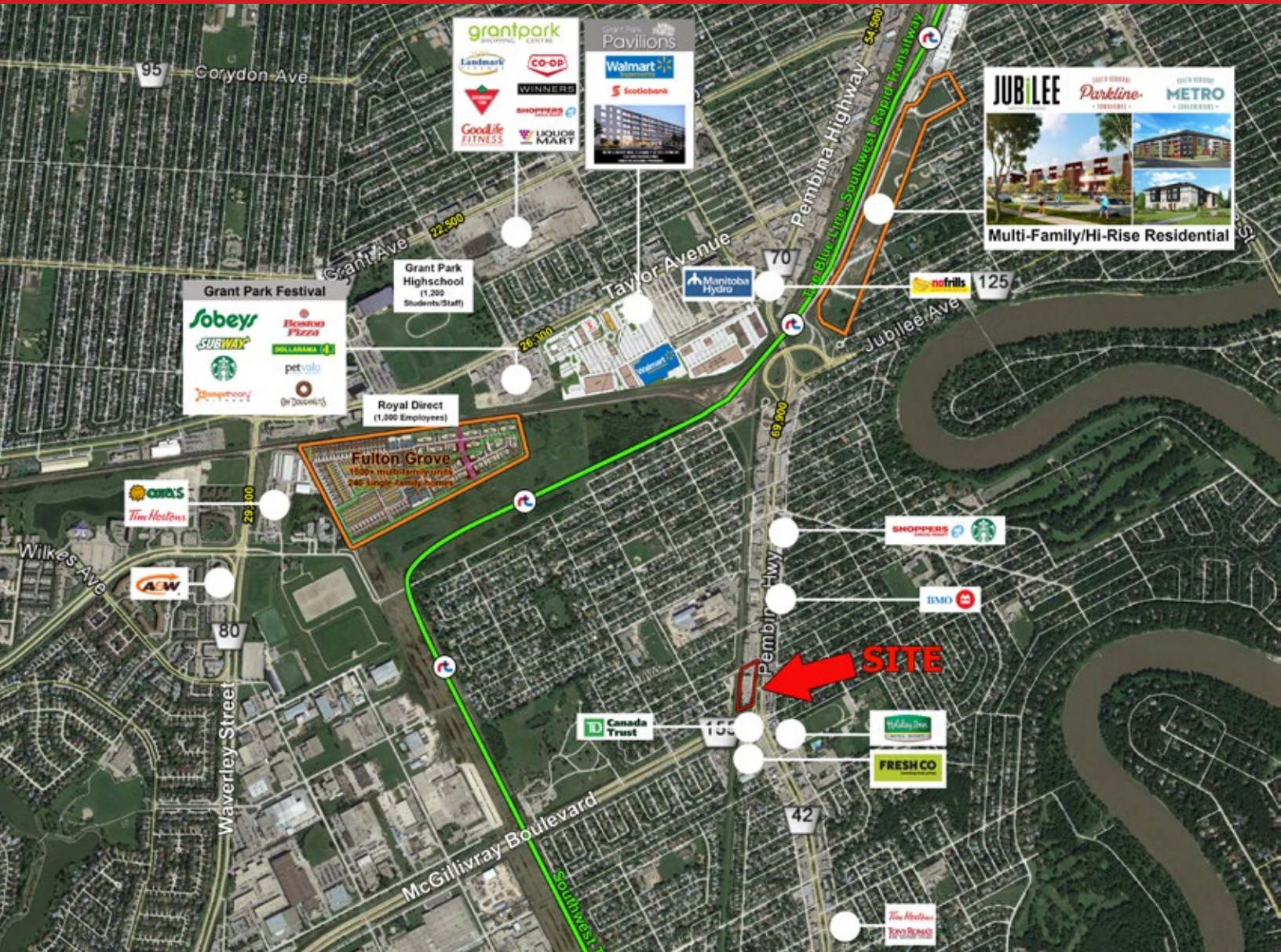
DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	28,703	180,551	382,897
Daytime Population	36,301	205,782	410,016
Households	11,810	77,401	156,122
Median Age	37.8	37.2	38.0
Avg. Household Income	\$104,278	\$106,097	\$107,934

Environics Analytics ©2021

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

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