

# STAFFORD SQUARE

Grocery-Anchored Centre at High Traffic Intersection

651-677 Stafford Street, Winnipeg, Manitoba



**BUSY**  
RETAIL NODE



**DOMINANT**  
SIGNAGE



**GREAT**  
ACCESS



**AMPLE**  
PARKING

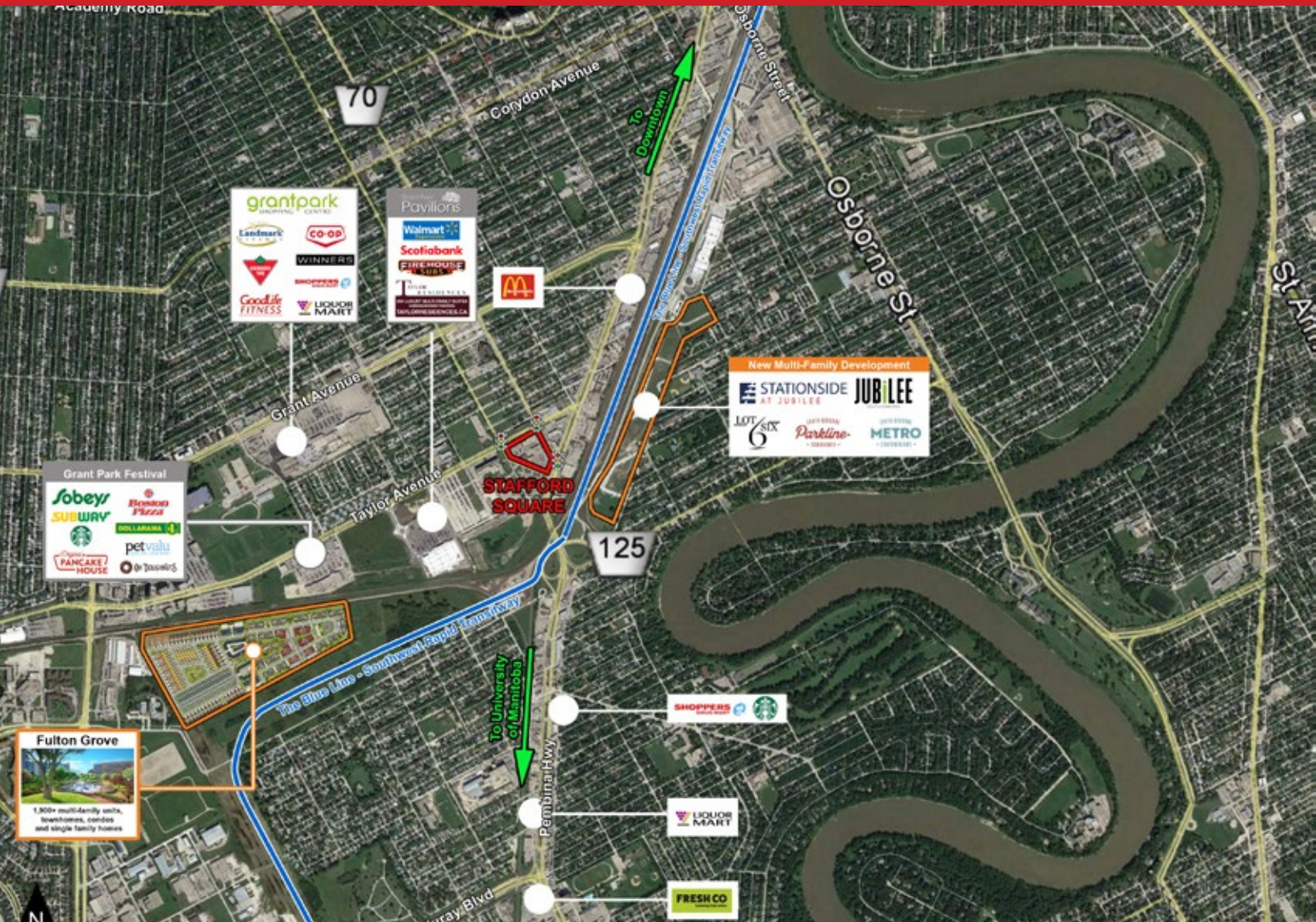


**249,000+**  
POPULATION



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## LOCATION

- Prominently located on the southwest corner of Pembina Highway and Stafford Street.
- Incredible access with approaches off of three major thoroughfares.
- At the junction of 4 major arteries, with controlled intersections at Pembina & Stafford, Stafford & Taylor and Harrow & Taylor.
- New multi-family residential developments on Taylor Avenue under construction with a total of 800+ luxury suites proposed.
- Surrounded by Winnipeg's most affluent customers, serving the neighbourhoods of Tuxedo, River Heights, Fort Rouge and Fort Garry.

204.474.2000

**Shindico**



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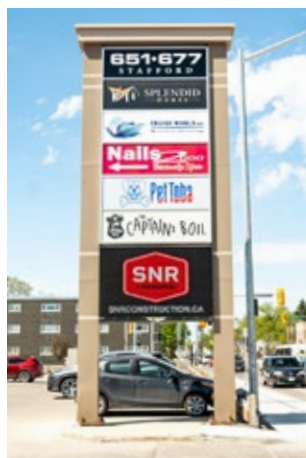
## PROPERTY SUMMARY

Available	1,901 SF
Gross Leasable Area	68,437 SF
Land Area	3.73 acres
Net Rent	TBD
Property Tax (2025 est.)	\$4.27/SF
CAM* (2025 est.)	\$3.66/SF
Zoning	C3

\*plus management fee

## FEATURES

- Grocery anchored site with recently renovated No Frills and newer Dollar Tree.
- Dominant exposure on Pembina Highway, Stafford Street and Harrow Street.
- Ample parking available.
- Dominant pylon signage available.



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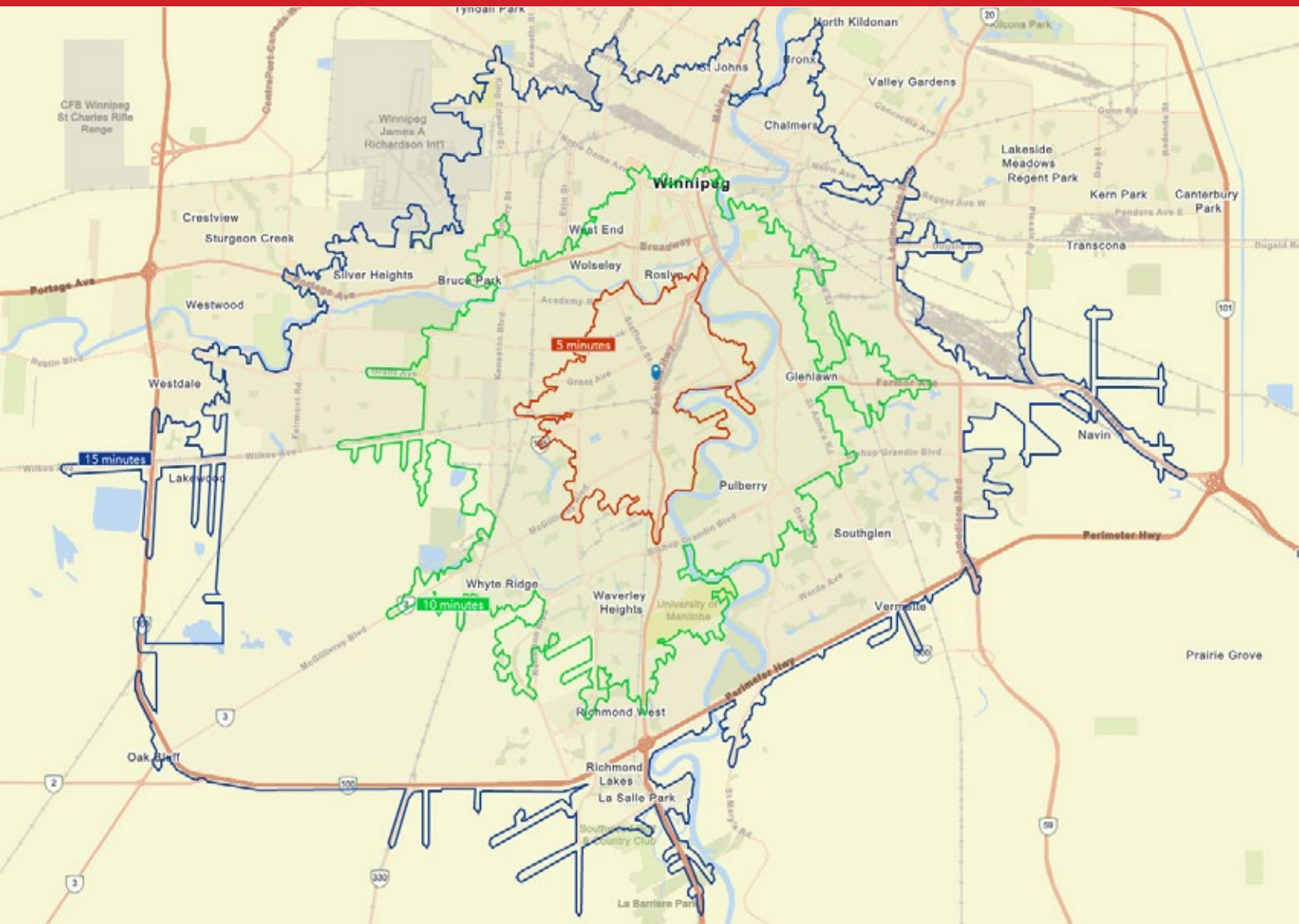
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## TRAFFIC

Prominently located along Pembina Highway, Winnipeg's busiest north-south thoroughfare. There are several transit stops in the immediate area and the Blue Line Rapid Transitway station is just south of the site.

56,800 vehicles per day on Pembina Highway between Jubilee Avenue and Taylor Avenue.

22,300 vehicles per day on Stafford Avenue between Pembina Highway and Taylor Avenue.

City of Winnipeg Public Works Department 2023

## DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	56,668	249,394
Daytime Population	61,729	312,393
Households	27,136	113,610
Median Age	38.1	37.6
Avg. Household Income	\$106,728	\$108,608

Environics Analytics ©2024



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## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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