



## New Retail Development For Lease in South Winnipeg

**Site Size: 10 acres**

**Area Available: (+/-) 1,000 sf - (+/-) 10,000 sf**

**Net Rent: TBD**

### Property Location and Features

- Positioned between the Bridgwater Forest and Bridgwater Lakes neighborhoods on North Town Road and Kenaston Boulevard
- Grocery anchored (Save-on-Foods, scheduled to open in November 2016)
- Excellent accessibility from Kenaston Boulevard
- A gateway to Centre Street, Winnipeg's new marquee street catering to high income clientele
- Bridgwater Town Centre will service all of the Waverley West area with an estimated 13,000 homes and 40,000 residents at build out
- Attractive trade demographics (Bridgwater is a prominent growth node)
- Occupancy: Fall 2016

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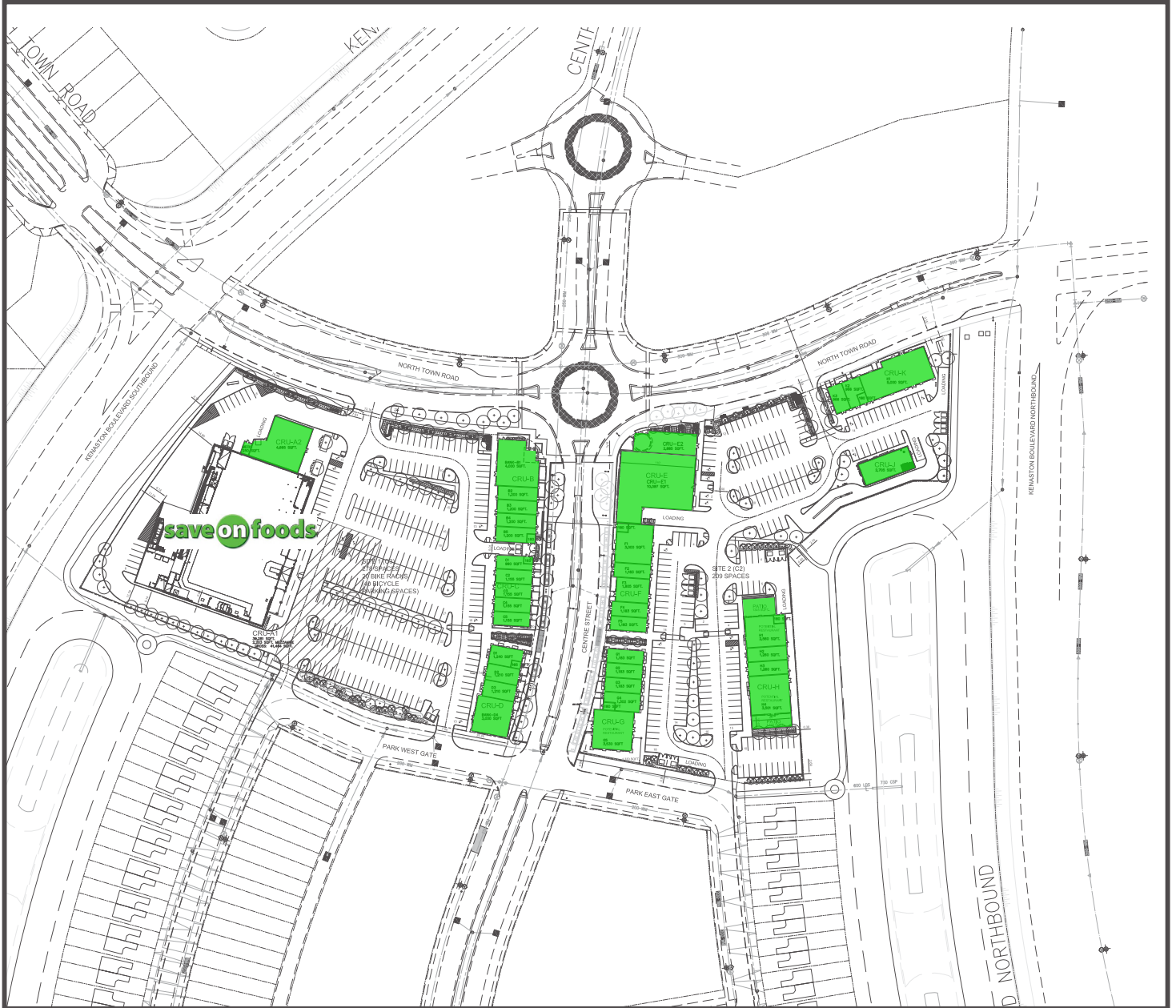
CONCEPT PHOTOS

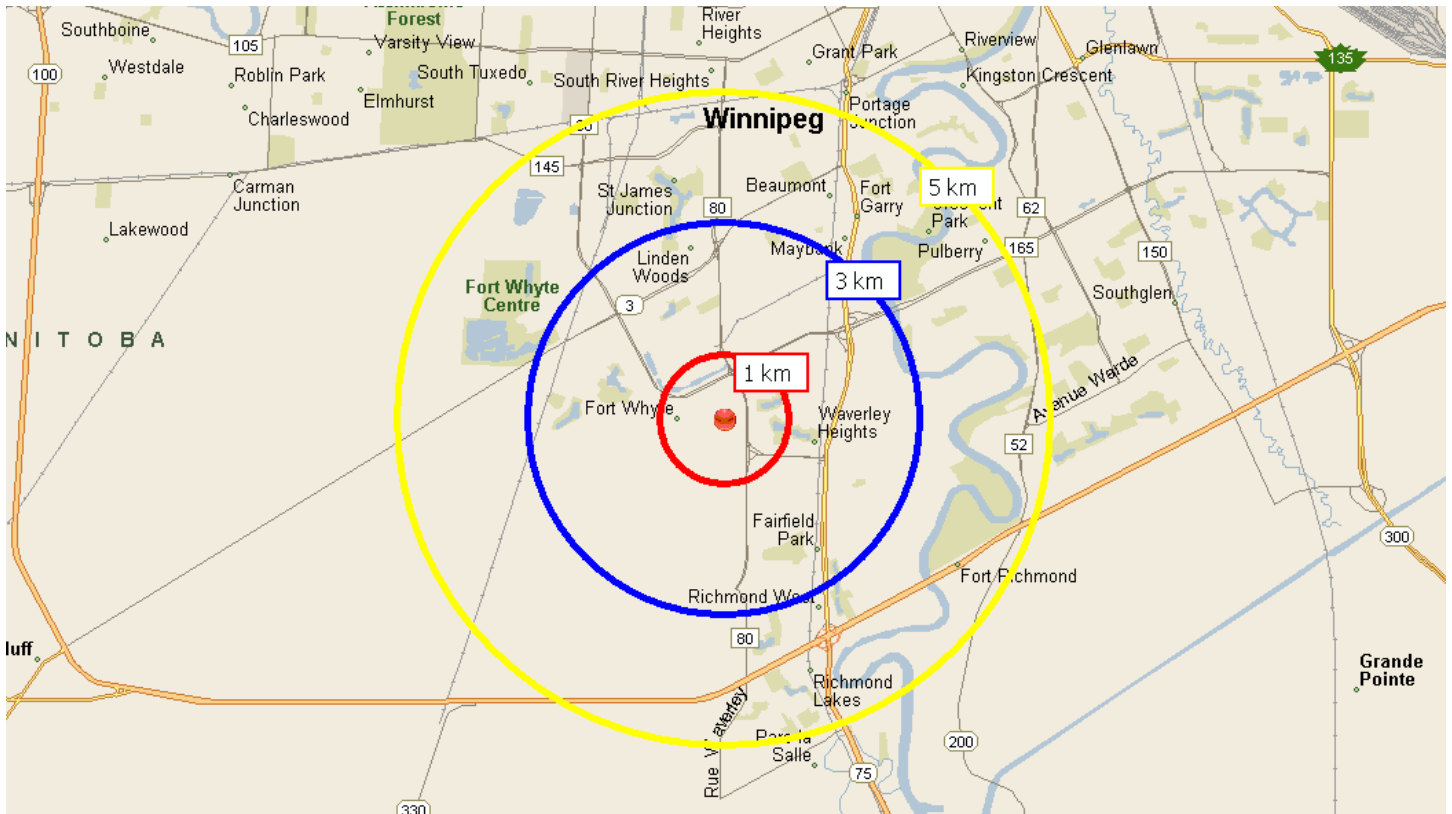


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**SITE PLAN**





## Demographics

	1 KM	3KM	5KM
Estimated Population (2015 estimate)	3,832	46,010	88,590
Estimated Households (2015 estimate)	1,297	15,839	32,329
Average Household Income (2015 estimate)	\$99,727	\$101,098	\$101,860
Median Household Income (2015 estimate)	\$79,537	\$78,225	\$78,019
Median Age (2015 estimate)	35.4 years	34.9 years	37 years

## Traffic Counts

Kenaston Blvd. @ Bishop Grandin Blvd. 41,100 cars per day