



3562

**PEMBINA HIGHWAY**  
ST. NORBERT, MANITOBA  
**RETAIL / OFFICE FOR LEASE**

Partnership. Performance.

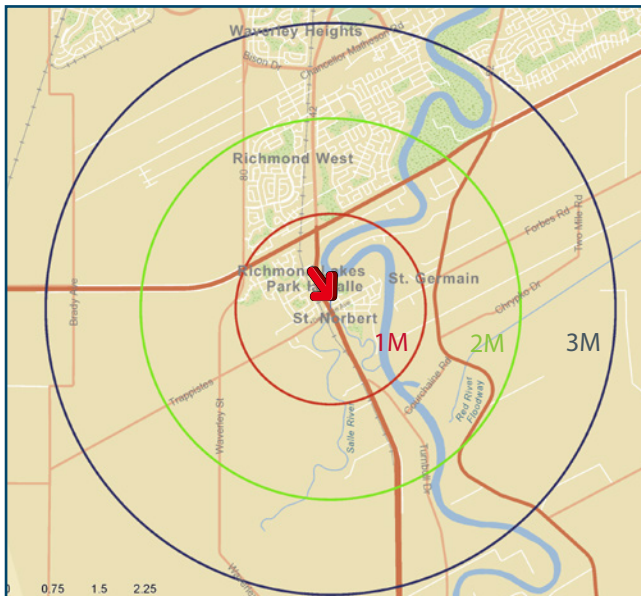
Wes Schollenberg  
Managing Director, Broker  
204.947.3423 ext. 101  
[wes.schollenberg@avisonyoung.com](mailto:wes.schollenberg@avisonyoung.com)

# 3562 Pembina Highway

## DETAILS & DEMOGRAPHICS

- Space available: 1,111 sf
- Prominent exposure
- High traffic location
- Landlord will redesign to suit
- Abundant parking
- Busy medical/pharmacy and other tenants provide clientele

- Future mall enhancements
- Zoning: C2
- **Lease rate: starting at \$19.50 psf/annum**
- **CAM/Tax: \$7.65 (2017 Estimate)**

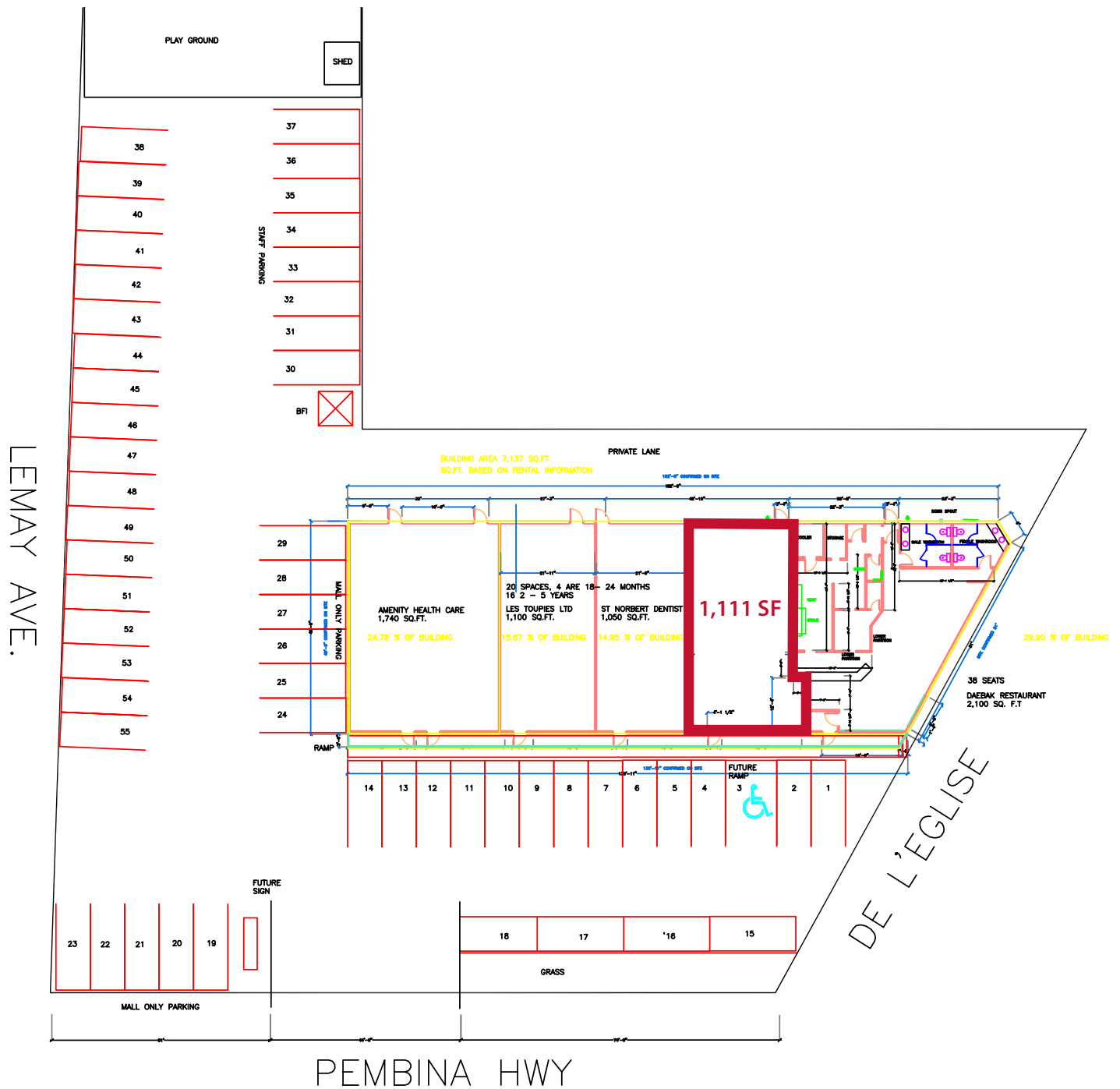


	2010	2015	2020
<b>1 Mile</b>			
Population	7,025	9,080	10,925
Households	2,512	3,252	4,010
Avg. Household Income	\$81,384	\$88,079	\$103,724
Median Age	36	37	37
<b>2 Miles</b>			
Population	21,433	24,366	26,900
Households	7,792	8,975	10,126
Avg. Household Income	\$84,723	\$90,712	\$106,397
Median Age	36	36	37
<b>3 Miles</b>			
Population	32,169	36,432	41,208
Households	11,779	13,456	15,476
Avg. Household Income	\$83,394	\$89,968	\$106,227
Median Age	35	36	37

Wes Schollenberg  
204.947.3423 ext. 101  
wes.schollenberg@avisonyoung.com

# 3562 Pembina Highway

## SITE PLAN



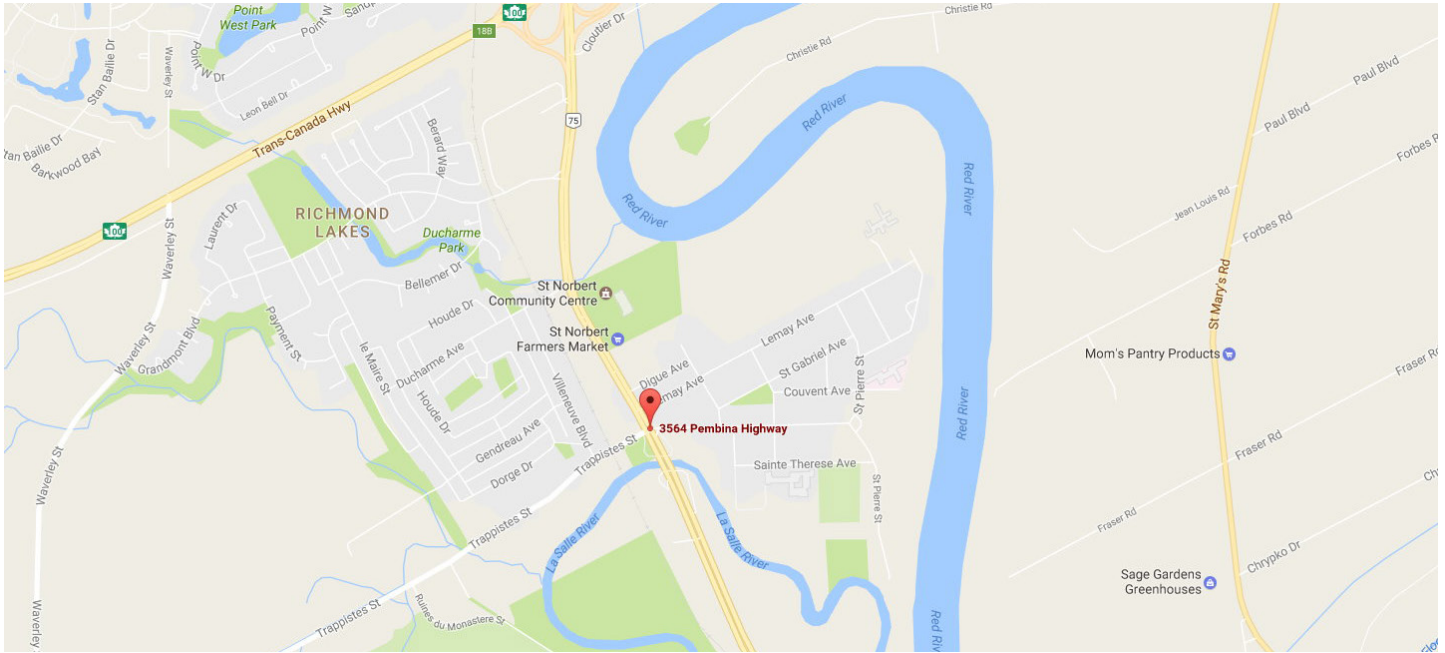
Wes Schollenberg  
204.947.3423 ext. 101  
[wes.schollenberg@avisonyoung.com](mailto:wes.schollenberg@avisonyoung.com)

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.



# 3562 Pembina Highway

## MAP & AERIAL



Intelligent  
Real Estate  
Solutions

[avisonyoung.com](http://avisonyoung.com)

