

FOR LEASE

Retail Opportunities at High Traffic Corner

Weston Square, 305 McPhillips Street, Winnipeg, Manitoba



STRONG
DAYTIME POPULATION



GREAT
ACCESS



AMPLE
PARKING



DOMINANT
SIGNAGE

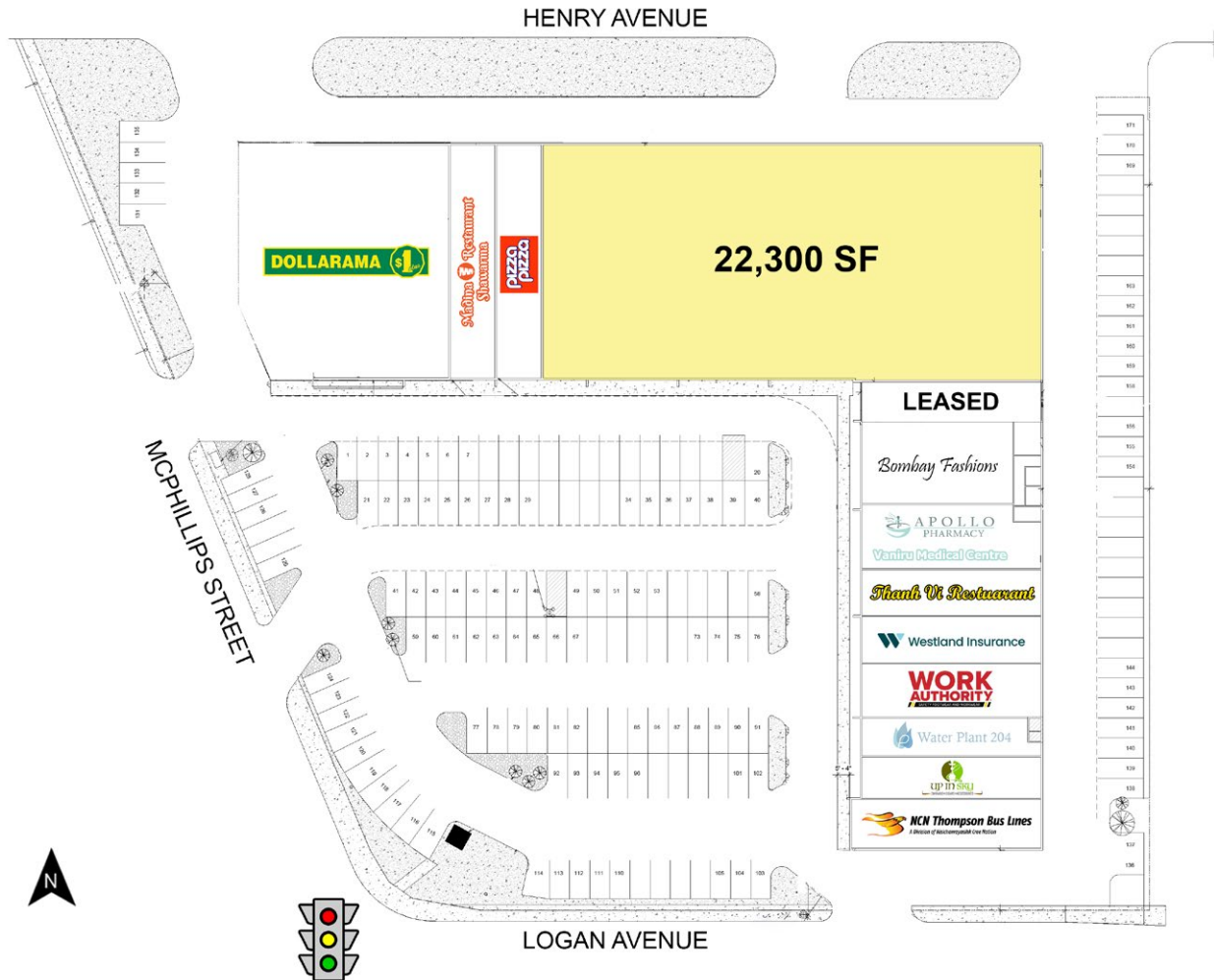
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SITE PLAN



DEMOGRAPHICS

	3 Km. Radius	5 Km. Radius	10 Min. Drive Time
Total Population	100,575	246,667	183,928
Daytime Population	159,916	347,590	266,994
Households	38,416	102,579	70,831
Median Age	36.0	36.5	35.9
Avg. Household Income	\$74,974	\$86,743	\$83,108

Environics Analytics ©2024

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PROPERTY SUMMARY

Available 6,000 - 22,300 SF*

Net Rent TBN

Additional Rent (2025 est.) \$9.62/SF

Zoning C3

Parking +/- 171 Stalls

*Lease with Joe Fresh Outlet expires Jan 31, 2026

FEATURES

- Join Dollarama, Westland Insurance, and Pizza Pizza!
- Excellent access and exposure from McPhillips Street and Logan Avenue at a signalized intersection.
- Ample on-site parking for customers and staff.
- High-profile signage opportunities on building and pylon.
- Convenient access to public transit on McPhillips Street.
- Close proximity to Health Sciences Centre, National Microbiology Lab, Pacific Industrial Park, and McPhillips Station Casino.
- Suitable for a variety of commercial uses.

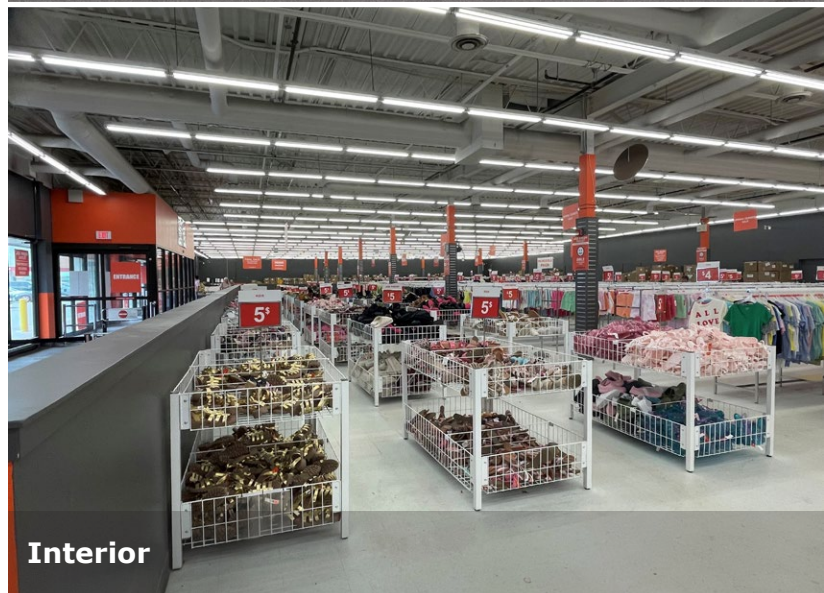
TRAFFIC

41,800 vehicles per day on McPhillips Street between Logan Avenue and Selkirk Avenue.

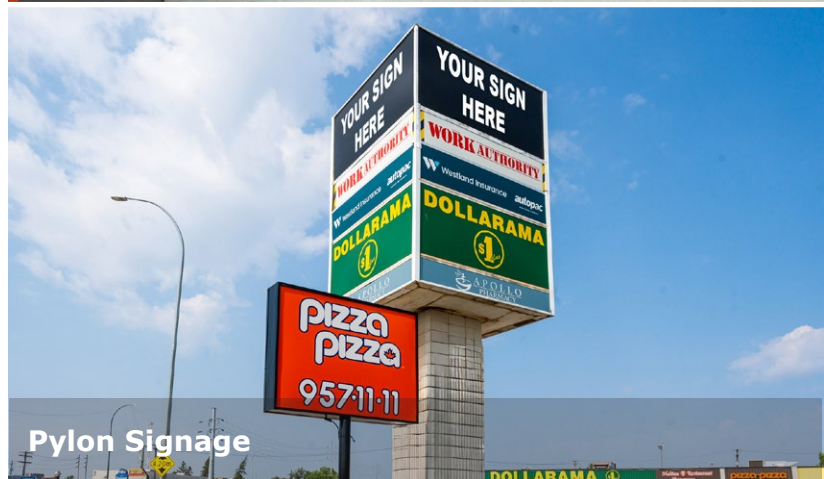
City of Winnipeg Public Works Department 2023



Storefront



Interior



Pylon Signage

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico
Succeeding by Helping Others Succeed



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