FOR LEASE 5105 Portage Avenue



HEADINGLEY, MB

~Multi-use development property in Headingley~

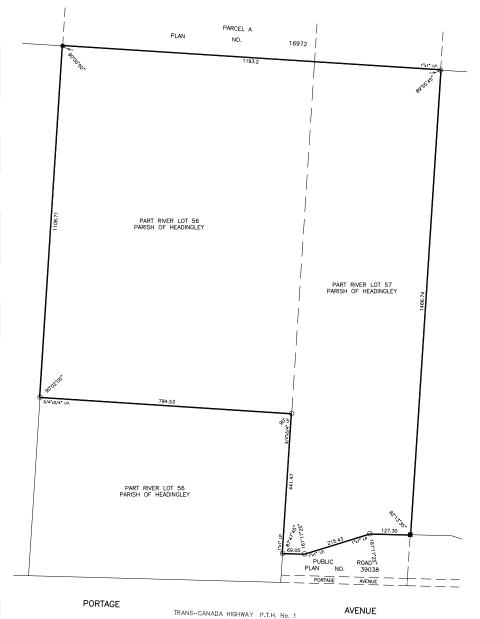






Property Details

LAND AREA (+/-)	34.92 acres	
ZONING	"CH" (Commercial Highway) and "DR" (Development Reserve)	
NET RENT	To be negotiated; land lease option	
ADDITIONAL RENT	To be determined	
DEVELOPMENT	Build-to-suit, free standing, strip centres, land leases	
USES	Retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more	
AMENITIES	Located on all directional lighted intersection	
JOIN	A&W Rogers Communications	
LEGAL	ALL THAT PORTION OF RIVER LOTS 56 AND 57 PARISH OF HEADINGLEY LYING TO THE NORTH OF THE NORTHERN LIMIT OF HIGHWAY PLAN 4067 WLTO WHICH LIES TO THE SOUTH OF THE STRAIGHT PRODUCTION ELY ACROSS SAID LOTS OF THE SOUTHERN LIMIT OF LOT 27 BLOCK 2 PLAN 1786 WLTO EXC OUT OF SAID RIVER LOT 56: ALL THAT PORTION LYING TO THE SOUTH A OF STRAIGHT LINE DRAWN WLY ACROSS SAID LOT AT RIGHT ANGLES TO THE EASTERN LIMIT OF SAID LOT FROM A POINT IN THE SAME DISTANT NLY THEREON 533.4 FEET FROM THE NORTHERN LIMIT OF SAID HIGHWAY AND EXC OUT OF SAID RIVER LOT 57: ROAD AND PORTAGE AVENUE PLAN 39038 WLTO	

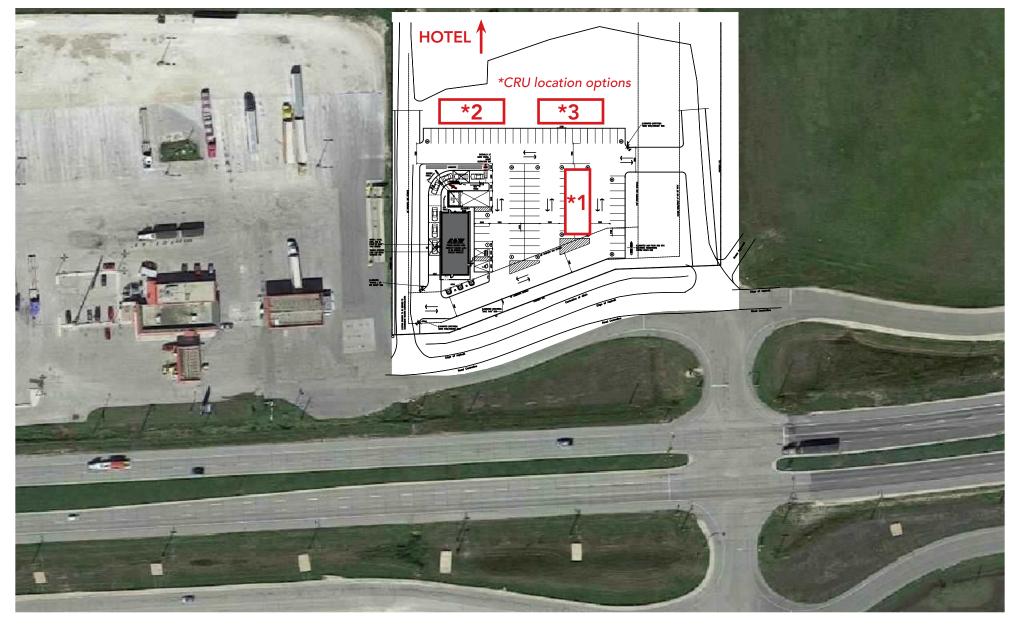


Lot Survey

5105 Portage Avenue



Site Plan







Demographic Analysis

POPULATION

	2021	2026 (f)
1 KM	384	423
3 KM	3,675	4,007
5 KM	6,449	7,076

MEDIAN AGE

	Median Age
1 KM	37.7
3 KM	40.2
5 KM	41.8

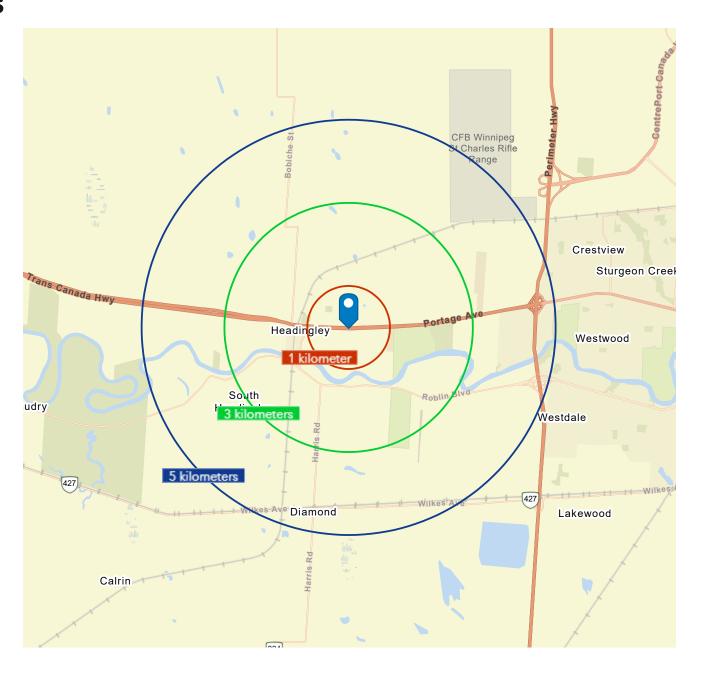
HOUSEHOLD INCOME

	2021	2026 (f)
1 KM	\$128,913	\$144,472
3 KM	\$194,997	\$217,449
5 KM	\$202,711	\$229,028

HOUSEHOLDS

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	Total Households
1 KM	\$128,913
3 KM	\$194,997
5 KM	\$202,711





CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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