



NOW LEASING PHASE 1

South Pointe & Prairie Pointe

Southwest Winnipeg's Newest Commercial Development

For Lease



Introducing South Pointe & Prairie Pointe

South Pointe & Prairie Pointe are being developed by **Ladco Company Limited**, an innovative builder and developer of a number of master planned communities with **ICI Properties** as the exclusive leasing agents. South Pointe commercial development is comprised of +/- 17.65 acres located on the SE corner of Kenaston Blvd. & Waverley St., and Prairie Pointe commercial development is comprised of +/- 23.5 acres within the +/- 29.0 acre parcel located at the NW corner of Kenaston Blvd. & Waverley St. The development will be home to numerous uses including: **grocery, fashion, entertainment, restaurants, medical and more.** South Pointe & Prairie Pointe are surrounded by new & existing housing developments including South Pointe, Richmond West to the east, Prairie Pointe to the west, the Bridgewater & Bison Run subdivisions to the north and the various communities in the RM of McDonald (including La Salle, Sanford, Domain, Osborne, St. Norbert & Ste. Agathe) to the south. Upon full build out, the estimated population of Waverley West will be in excess of +/- 55,000 (which will roughly be the population of Brandon).

Along with convenient access from the Perimeter Hwy. (PTH101) and Kenaston Blvd. (Route 90), South Pointe & Prairie Pointe's proximity to major Winnipeg arteries will allow for unprecedented accessibility to over 113,000 households that live within a 15 minute radius*.

Proposed interchange planned for Kenaston Blvd. & Perimeter Hwy. will include a future extension of Kenaston Blvd. to bypass St. Norbert and connect Highway 75. This will become the first intersection into Winnipeg from the US and connect to Fort Garry & St. James industrial areas as well as the Winnipeg James Armstrong Richardson International Airport.

Leasing opportunities within multi-tenant buildings and freestand build to suits.



SOURCE: ENVIRONICS ANALYTICS © 2023

Property Details

+/- 375,000 sq. ft.

RETAIL AREA AVAILABLE

+/- 47.28 acres

TOTAL LOT SIZE

C3 - Commercial

ZONING

+/- 2,014 stalls

PARKING

TBD

NET LEASE RATE

TBD

ADDITIONAL RENT

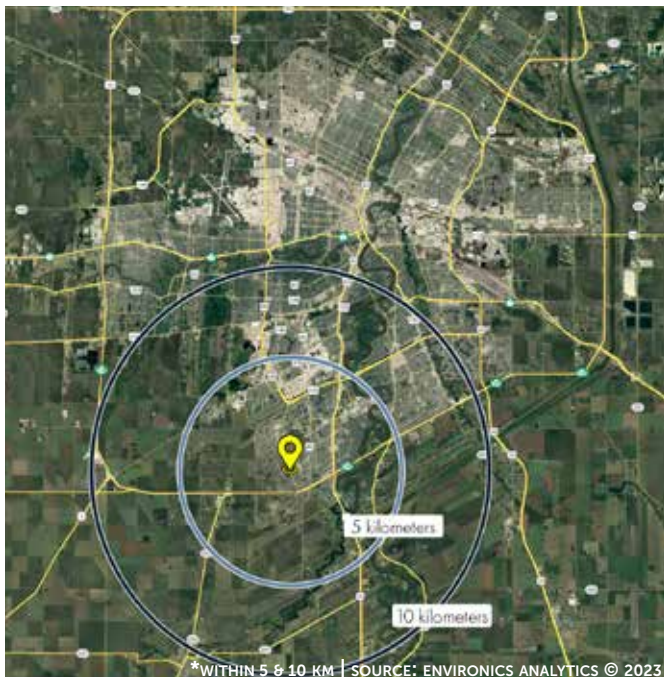
Projected 2026

OCCUPANCY

PROPERTY FEATURES:

- The development will include a mix of large and small format opportunities available in this new regional centre.
- Excellent frontage and visibility from Kenaston Blvd.
- Surrounded by new and existing single family residential and multi-family developments.

Demographics



	5 KM	10 KM
TOTAL POPULATION	81,329	222,182
DAYTIME POPULATION	56,916	189,656
TOTAL HOUSEHOLDS	28,432	86,538
AVG. HOUSEHOLD INCOME	\$127,866	\$125,542
AVG. HOUSEHOLD SPENDING	\$139,620	\$132,481

Highlights



Location

Nestled in the neighbourhoods of South Pointe & Prairie Pointe in SW Winnipeg



Accessibility

Access and exposure to Kenaston Boulevard & Waverley Street



Signage

Fascia and pylon opportunities



Parking

Abundance of on-site parking

For Lease



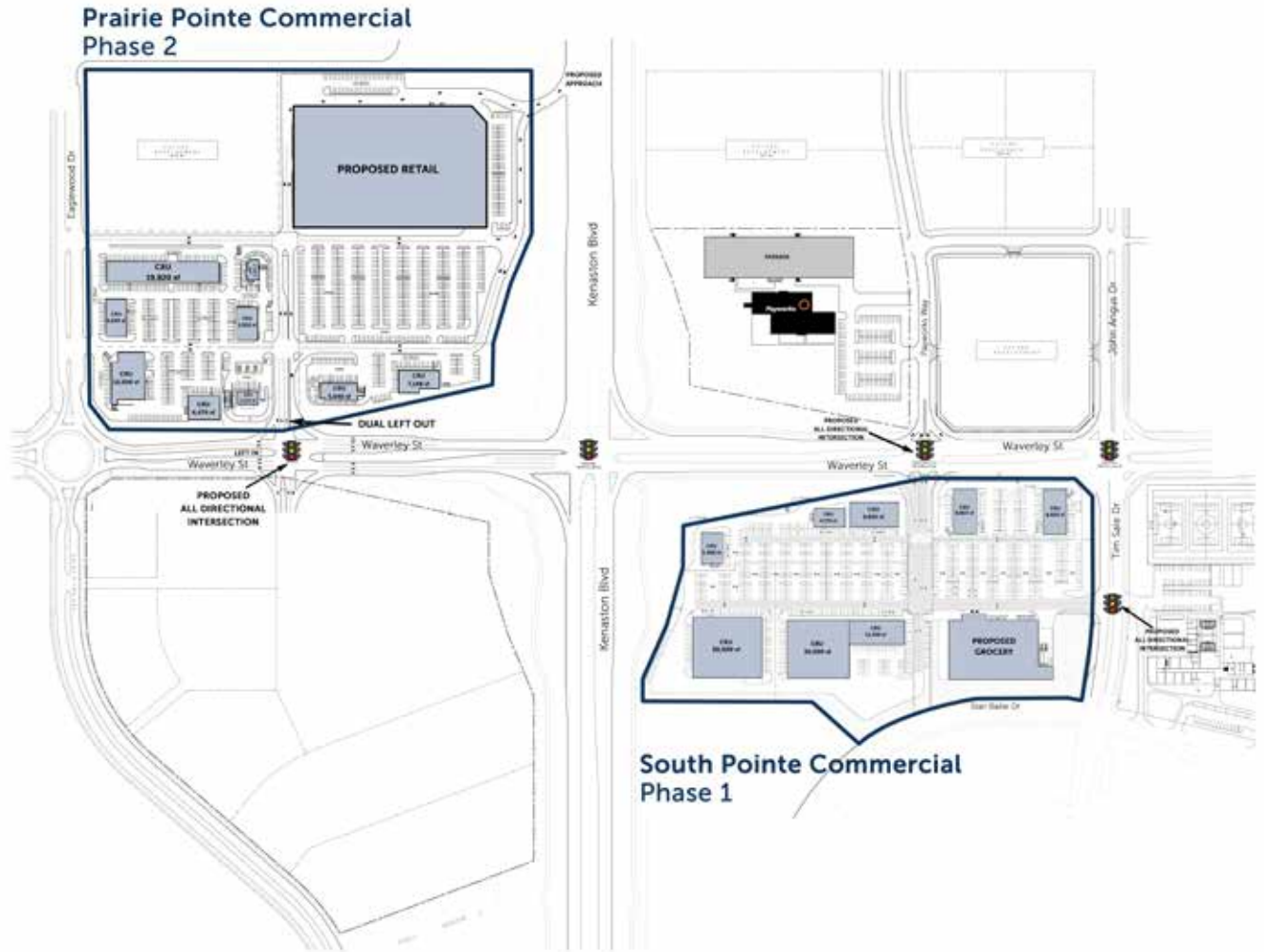
South Pointe & Prairie Pointe
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Overall Conceptual Site Plan

PROPOSED AVAILABILITY FOR TENANTS:

South Pointe - Projected 2026

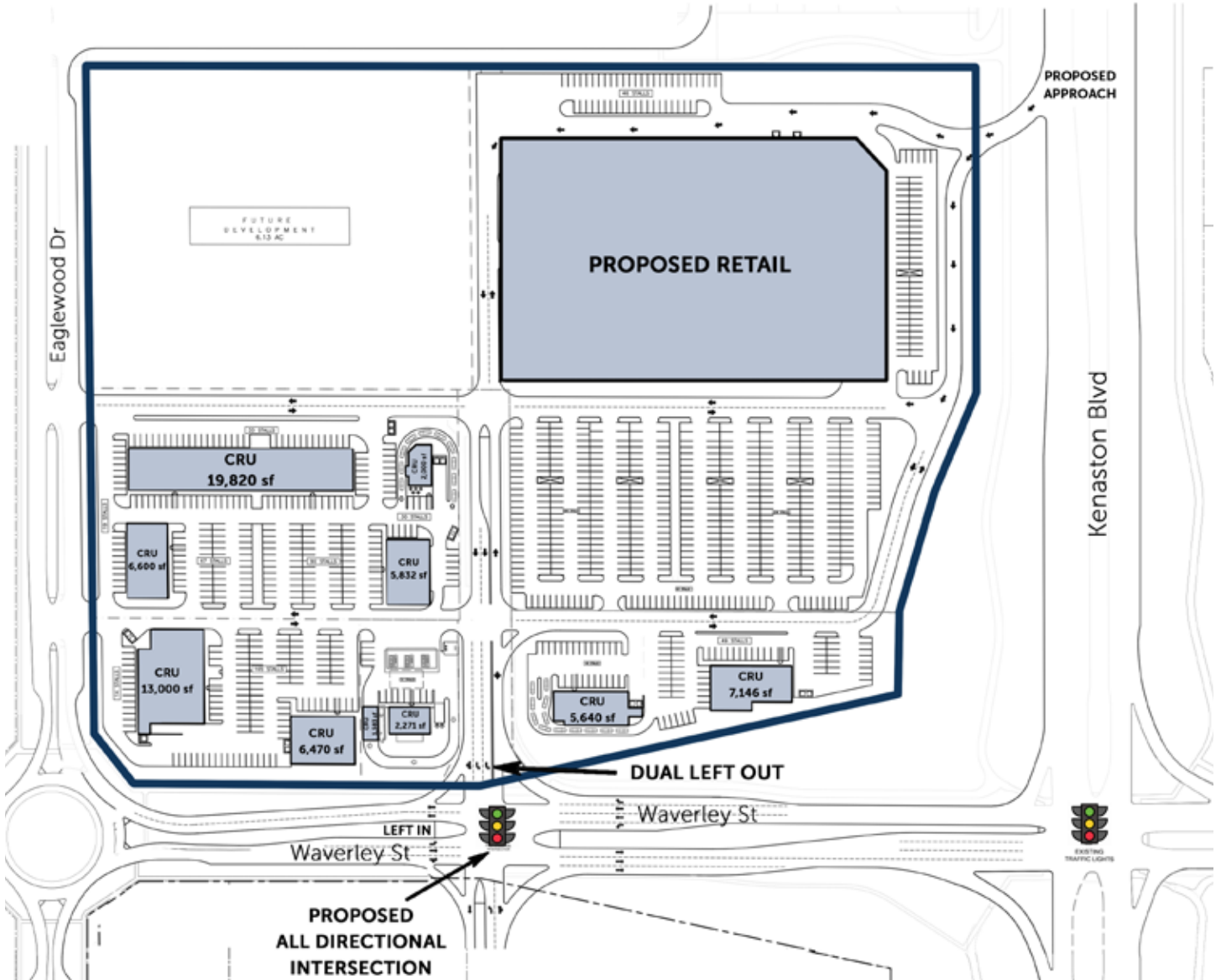
Prairie Pointe - TBD



Conceptual Site Plan - South Pointe (Phase 1)



Conceptual Site Plan - Prairie Pointe (Phase 2)





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