

MUNROE SHOPPING CENTRE

Join Giant Tiger in Redeveloped Shopping Centre

London Street & Munroe Avenue, Winnipeg, Manitoba

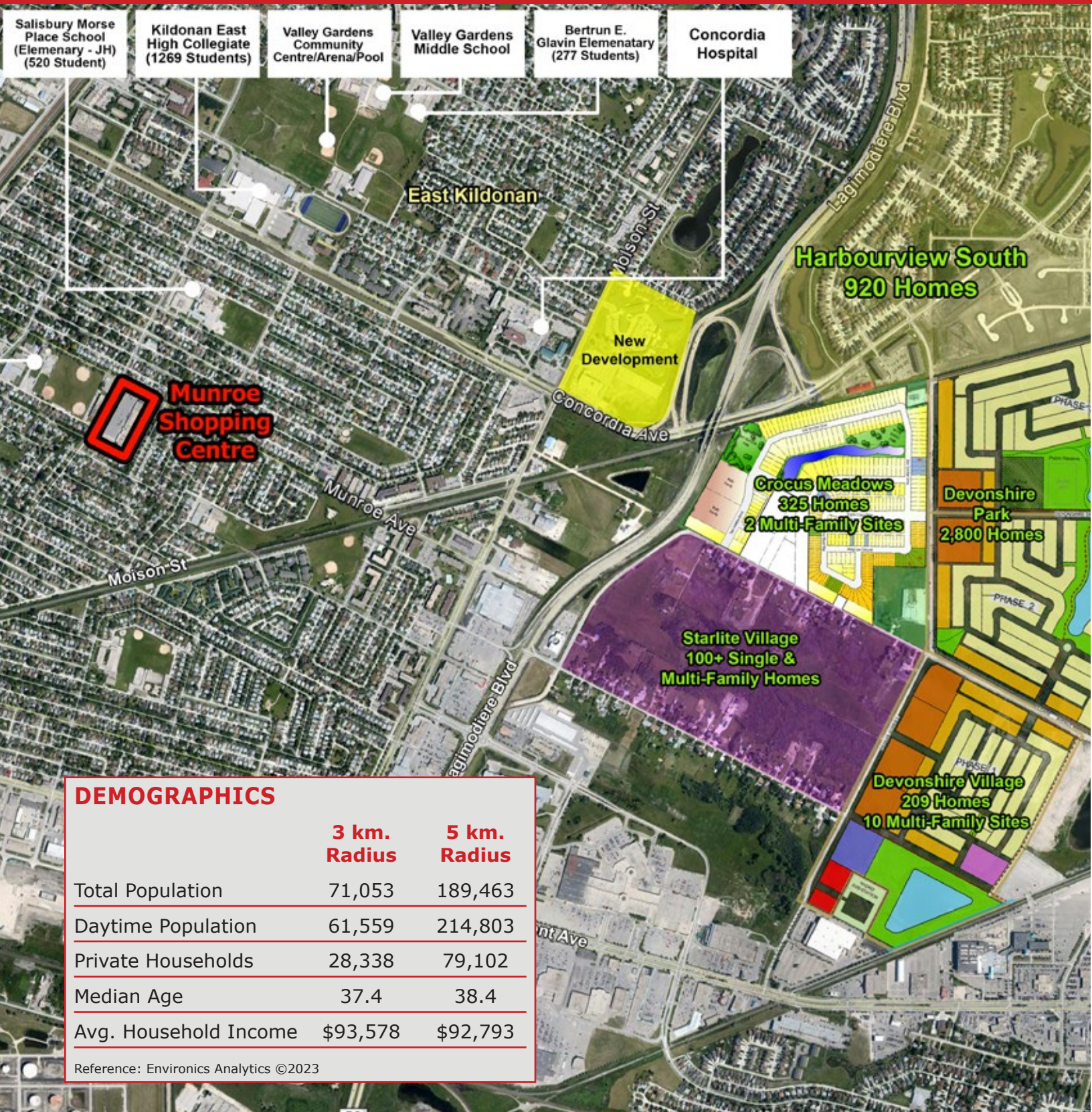


- Nestled in the densely populated and well established community of East Kildonan
- Munroe Shopping Centre boasts a new facade, parking lot and offers a dynamic mix of services



FOR LEASE

Munroe Shopping Centre, Winnipeg, Manitoba



DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	71,053	189,463
Daytime Population	61,559	214,803
Private Households	28,338	79,102
Median Age	37.4	38.4
Avg. Household Income	\$93,578	\$92,793

Reference: Environics Analytics ©2023

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PROPERTY SUMMARY

Available	Pad Site
Gross Leaseable Area	45,982 SF
Land Area	4 Acres
Property Taxes (est.)	\$3.62/SF
CAM (est.)	\$6.23/SF (plus management fee)
Parking	333 stalls
Zoning	C2 - Commercial District

FEATURES

- **Pad site available for development.**
- Exceptional location with great corner exposure.
- New facade.
- Excellent parking.

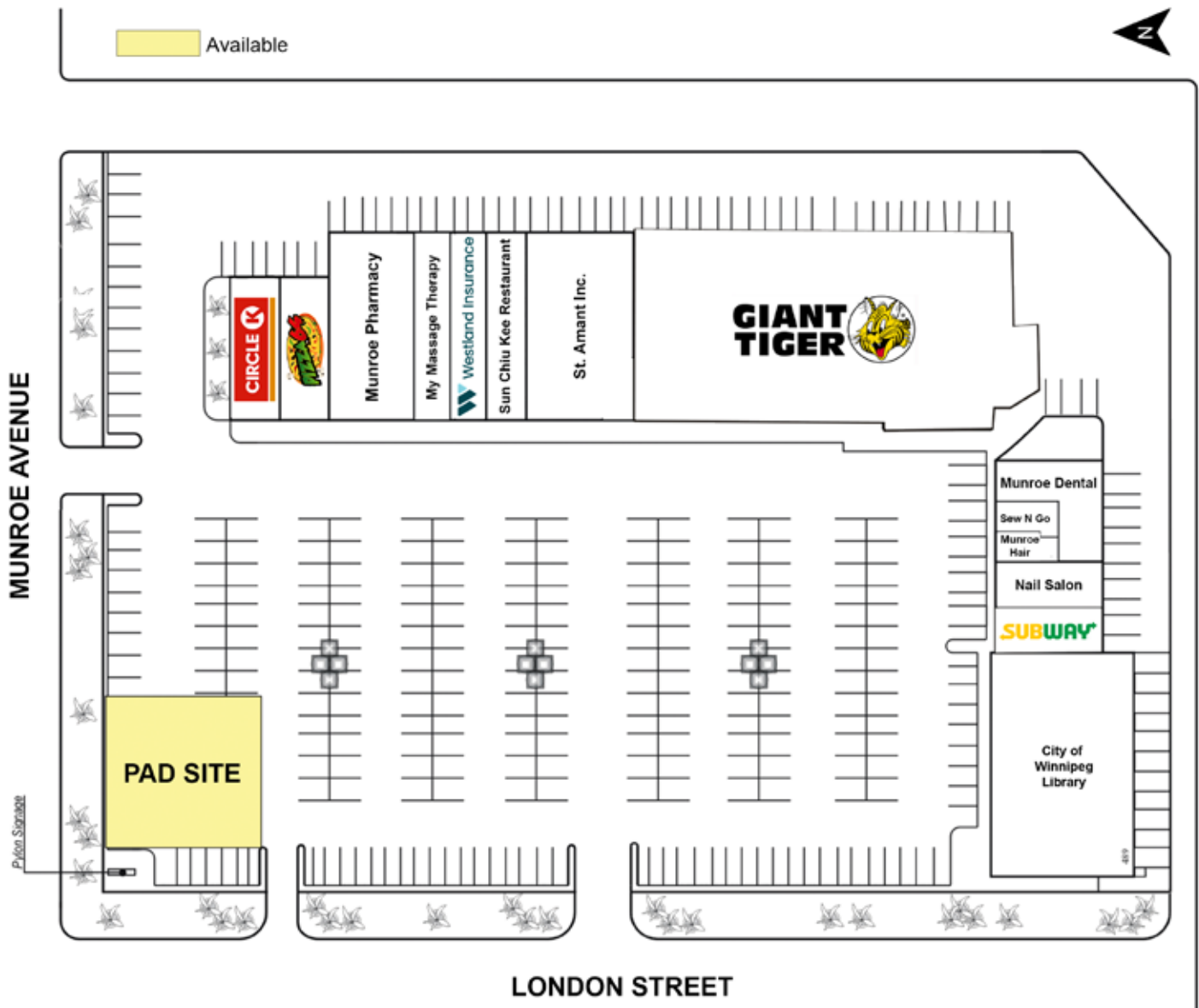
LOCATION

- Property is located in a stable and densely populated community.
- Four points of access and egress.
- Located at the southeast corner of London Street & Munroe Avenue in East Kildonan.
- Easy access to Regent Avenue and Henderson Highway with excellent transit service.
- Close proximity to Harbourview South, a new development with 400 new homes currently under construction.
- Close proximity to Concordia Hospital, Rossmere Golf & Country Club and over 15 public schools.



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FOR MORE INFORMATION, PLEASE CONTACT:

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