

FOR SUBLEASE

Prime End Cap in Major Retail Node

1350 18th Street, Brandon, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



AMPLE
ONSITE PARKING



233,000+
TRADE AREA

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1350 18th Street, Brandon, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Size of Premises	17,288 SF <i>Available Fall 2018</i>
Lease Expiry Date	November 30, 2023
Net Lease Rate	\$28.25/SF
Additional Rent (est. 2017)	\$7.26/SF
Zoning	CAR

FEATURES

- Located at the northwest corner of 18th Street and Richmond Avenue, directly north of Brandon Shoppers Mall (anchored by Sobeys, GoodLife Fitness & Sportchek).
- **Excellent exposure** at high traffic signalized intersection.
- Building signage on 3 sides.
- Dominant pylon signage.
- High ceilings.
- Dock level loading.

ABOUT BRANDON, MANITOBA

- **Regional hub and service centre** for Southwest Manitoba region
- Brandon's population in 2016 was 57,652, an 8.3% increase from 2011, keeping pace with the fastest growing cities in Canada.
- The Brandon trade area has a diversified economy with many contributors including the CFB Shilo Base, the Bakken Formation oil field, Maple Leaf, Behlen Industries, Paul's Hauling and Koch Industries.
- Home to Brandon University, Assiniboine Community College and the Manitoba Emergency Services College.
- Growing multi-cultural community with a diverse and well-educated workforce.



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TRADE AREA DEMOGRAPHICS

Total Population	197,876
Daytime Population	188,212
Households	79,556
Median Age	39.2
Avg. Household Income	\$90,675

Detailed reports available on request
Source: Environics Analytics ©2018



FOR MORE INFORMATION, PLEASE CONTACT:

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