

FOR LEASE

5105 Portage Avenue

HEADINGLEY, MB

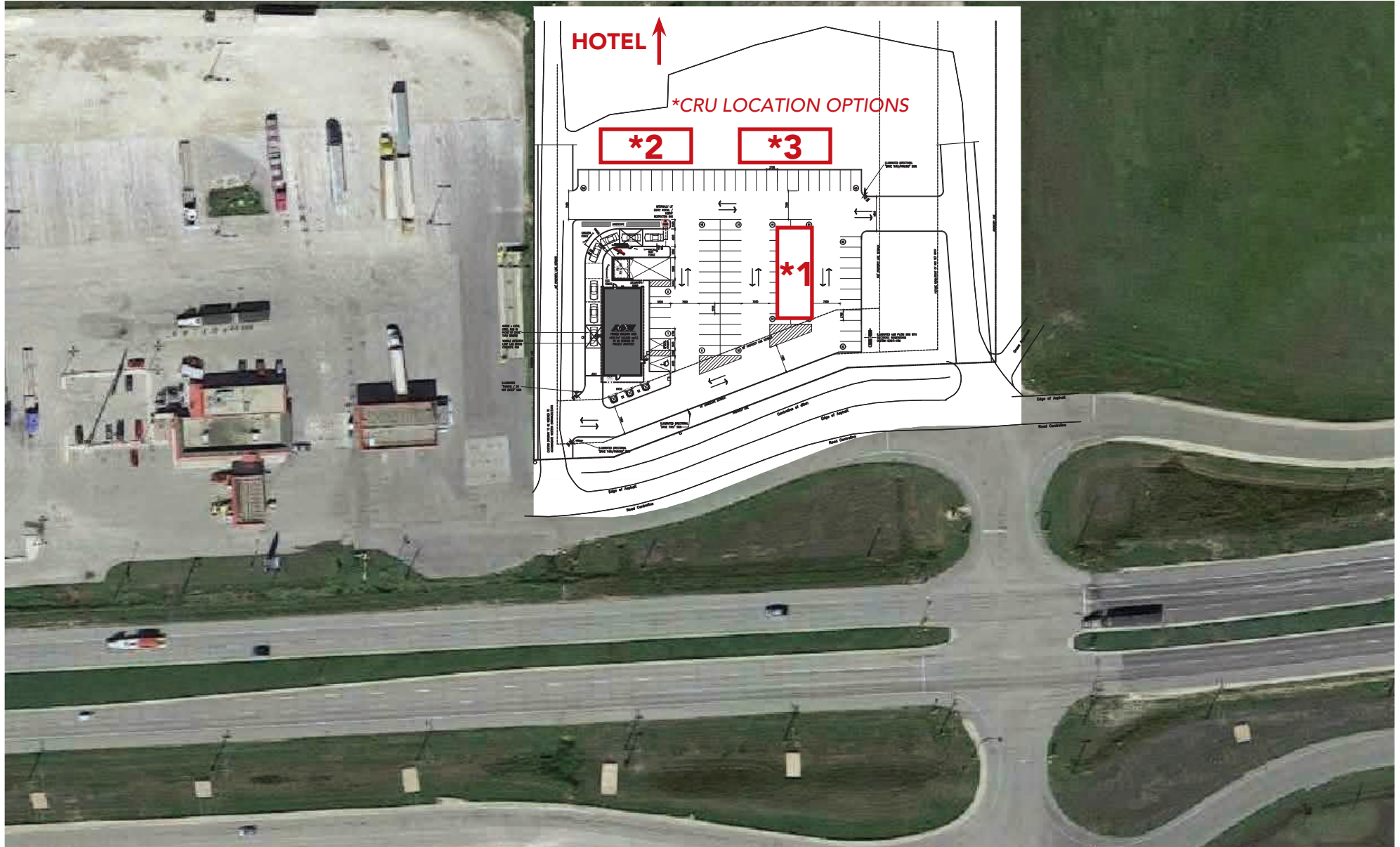


~ Multi-Use Development Property in Headingley, MB ~



5105 Portage Avenue

SITE PLAN



5105 Portage Avenue

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

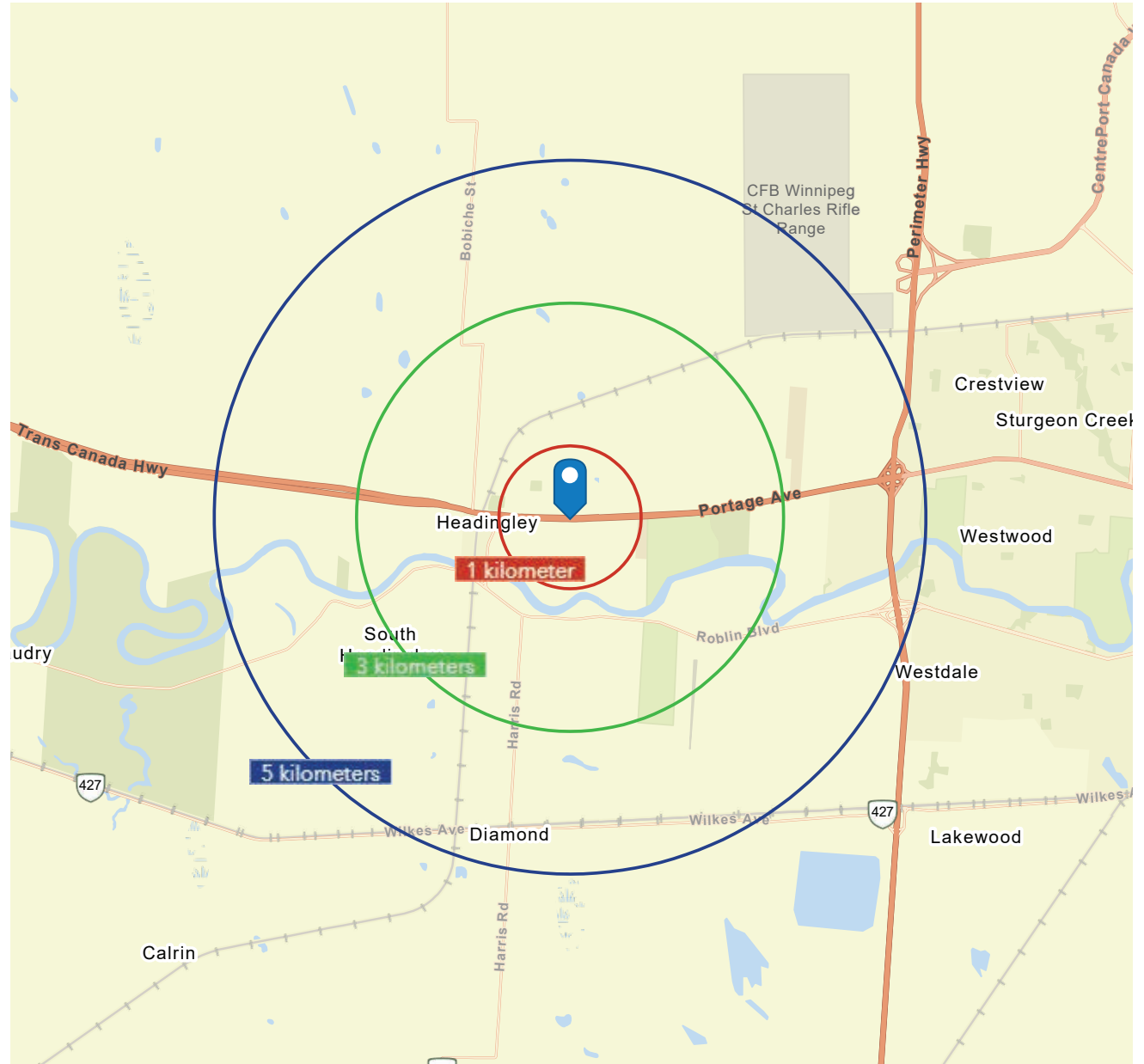


	2021	2026 (f)
1 KM	\$128,913	\$144,472
3 KM	\$194,997	\$217,449
5 KM	\$202,711	\$229,028

HOUSEHOLDS



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





Capital

**COMMERCIAL REAL ESTATE
SERVICES INC.**

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Bob Antymniuk

Vice President, Sales & Leasing

(204) 985-1364

bob.antymniuk@capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.