

JOIN TIM HORTONS & ESSO GAS



# 9158 & 9160 QUARRY E ROAD STONY MOUNTAIN, MB



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## AREA OVERVIEW

*Stony Mountain offers retailers a strong and growing customer base within minutes of Winnipeg and Stonewall, Manitoba. The community has a population of nearly 2,000, with access to more than 8,400 residents in the broader RM of Rockwood. Household spending power is exceptionally strong: the median household income exceeds \$100,000, well above typical rural averages, and the area maintains low unemployment and stable year-round employment supported by major local institutions.*

*The demographic profile is balanced and retail-friendly, with a solid mix of families, working-age residents, and retirees—creating demand for daily-needs shopping, services, food and beverage, and specialty retail. Stony Mountain's location just 11 km north of Winnipeg along Provincial Highway 7 provides excellent visibility and convenient access for commuters and regional traffic.*

*With limited existing commercial supply, retailers entering the market have the opportunity to become key service providers in an underserved, high-income community. Strong local purchasing power, population growth, and strategic proximity to the Winnipeg Metro Region make Stony Mountain a compelling location for new retail development and leasing.*

## STONY MOUNTAIN FACTS



**STRONG POPULATION GROWTH & NEW HOUSING** - 1,800 new homes projected for 2027



**STEADY, DIVERSE LOCAL WORKFORCE** - 4,000 (+/-) labour force in RM of Rockwood



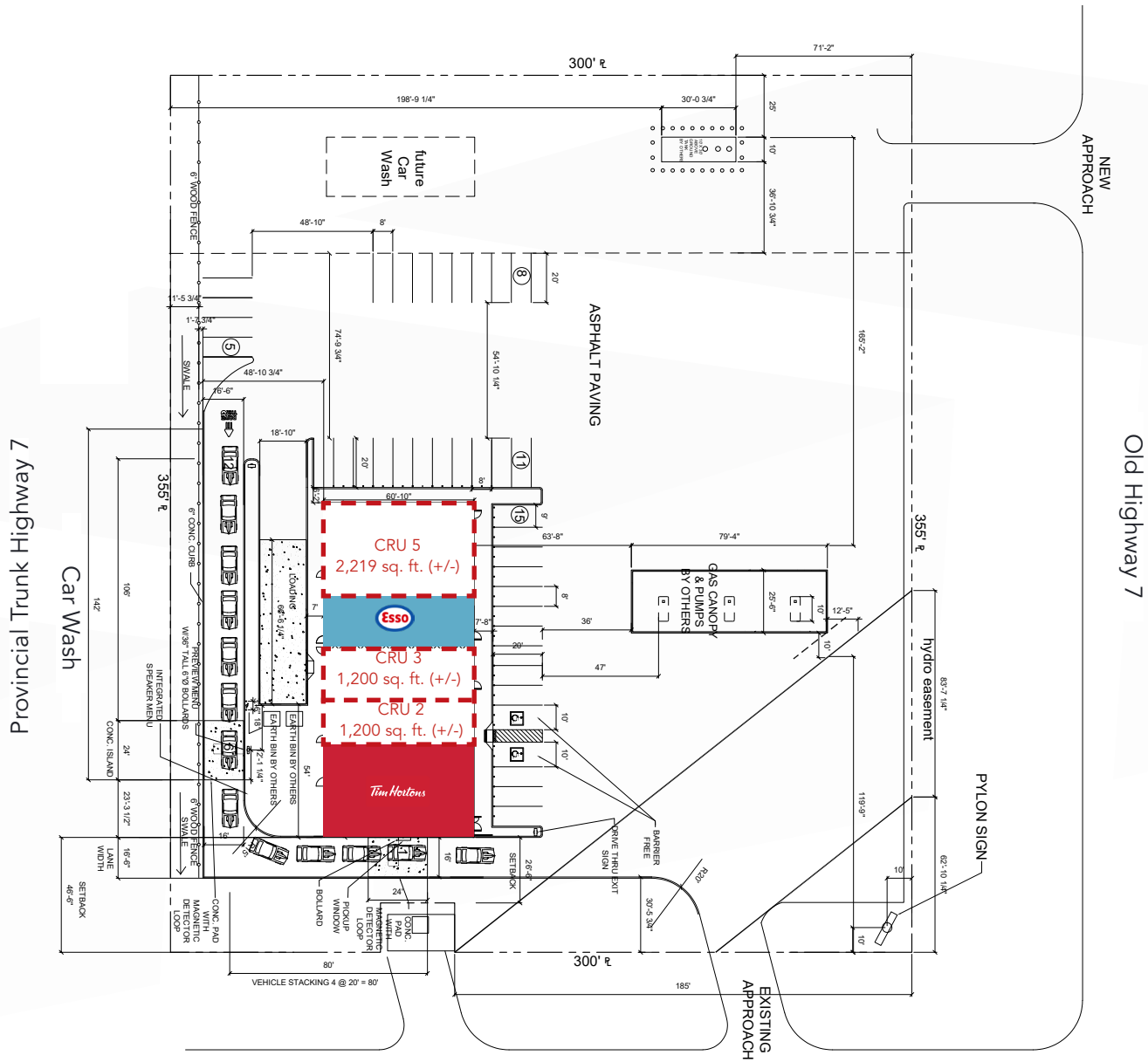
**MAJOR LOCAL ECONOMIC ANCHORS** - Heavy daily commuter traffic brings a large number of people into the community each day

# PROPERTY DETAILS

<b>GROSS LEASABLE AREA (+/-)</b>	8,038 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	CRU 2: 1,200 sq. ft. CRU 3: 1,200 sq. ft. CRU 5: 2,219 sq. ft. *CRU 2 & 3 can be combined to 2,400 sq. ft.
<b>BASIC RENT</b>	\$30.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$10.00 per sq. ft. (est. 2025)
<b>PARKING</b>	31 stalls (Phase 1)
<b>AVAILABILITY</b>	Ready for tenant fixturing
<b>SIGNAGE</b>	Building signage and pylon signage opportunities <i>Pylon signage opportunities on the site and along Highway 7</i>



# SITE PLAN

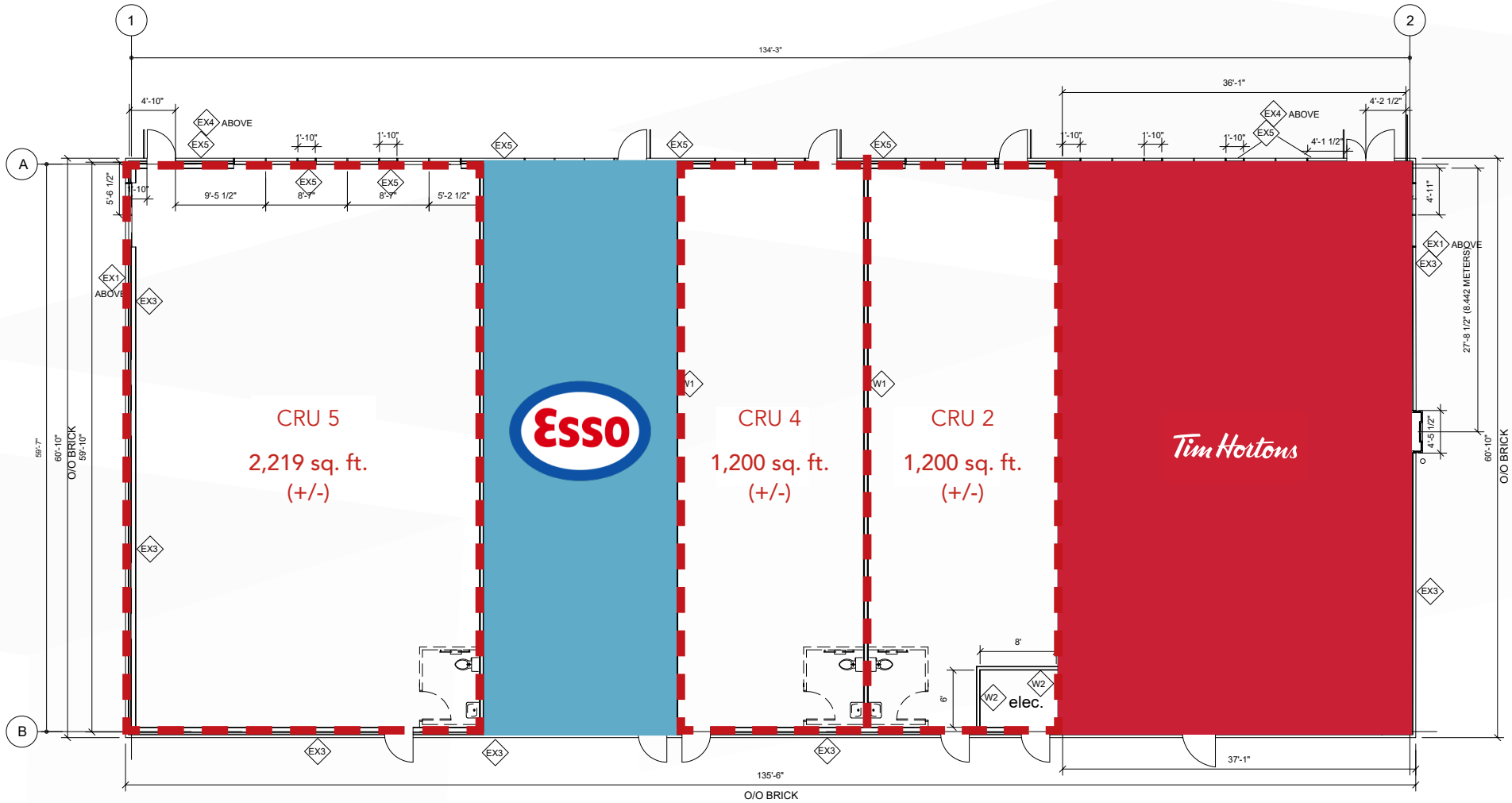


Provincial Trunk Highway 7

Quarry Road

Old Highway 7

# FLOOR PLAN



# DRIVE TIME ANALYSIS



STONEWALL, MB  
**10 minutes**



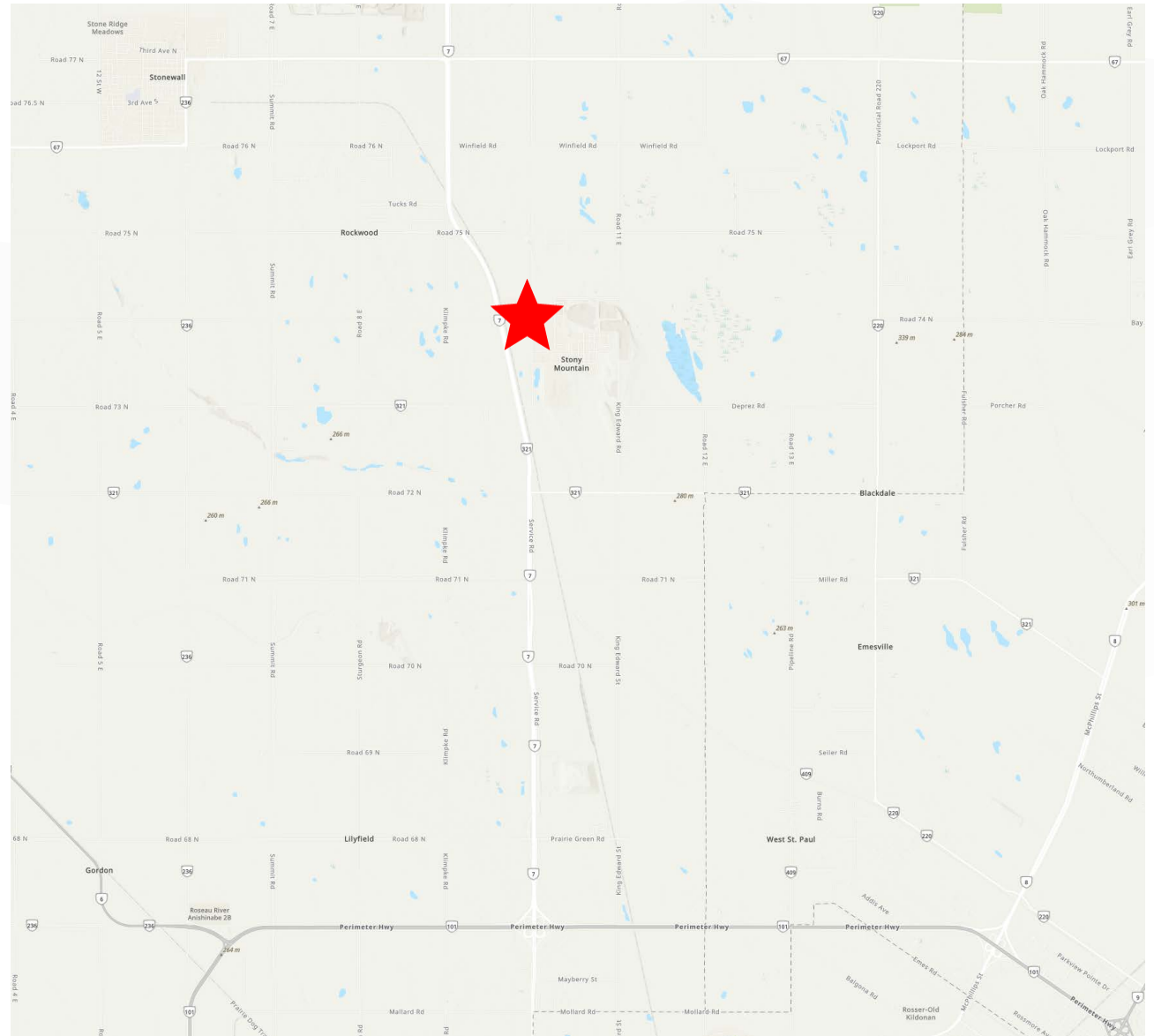
PORTAGE AND MAIN  
**37 minutes**



PERIMETER HIGHWAY  
**9 minutes**



TRANSCANADA HIGHWAY  
**20 minutes**



# DEMOGRAPHIC ANALYSIS



## POPULATION

TOTAL POPULATION

3 km      5 km      7 km

2,947      3,072      4,385

PROJECTED POPULATION (2030)

3,313      3,429      4,777



## MEDIAN AGE

MEDIAN AGE

3 km      5 km      7 km

39.3      39.4      40.3



## HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

3 km      5 km      7 km

\$120,642      \$121,051      \$130,313

PROJ. HOUSEHOLD INCOME (2030)

\$134,477      \$135,038      \$146,284

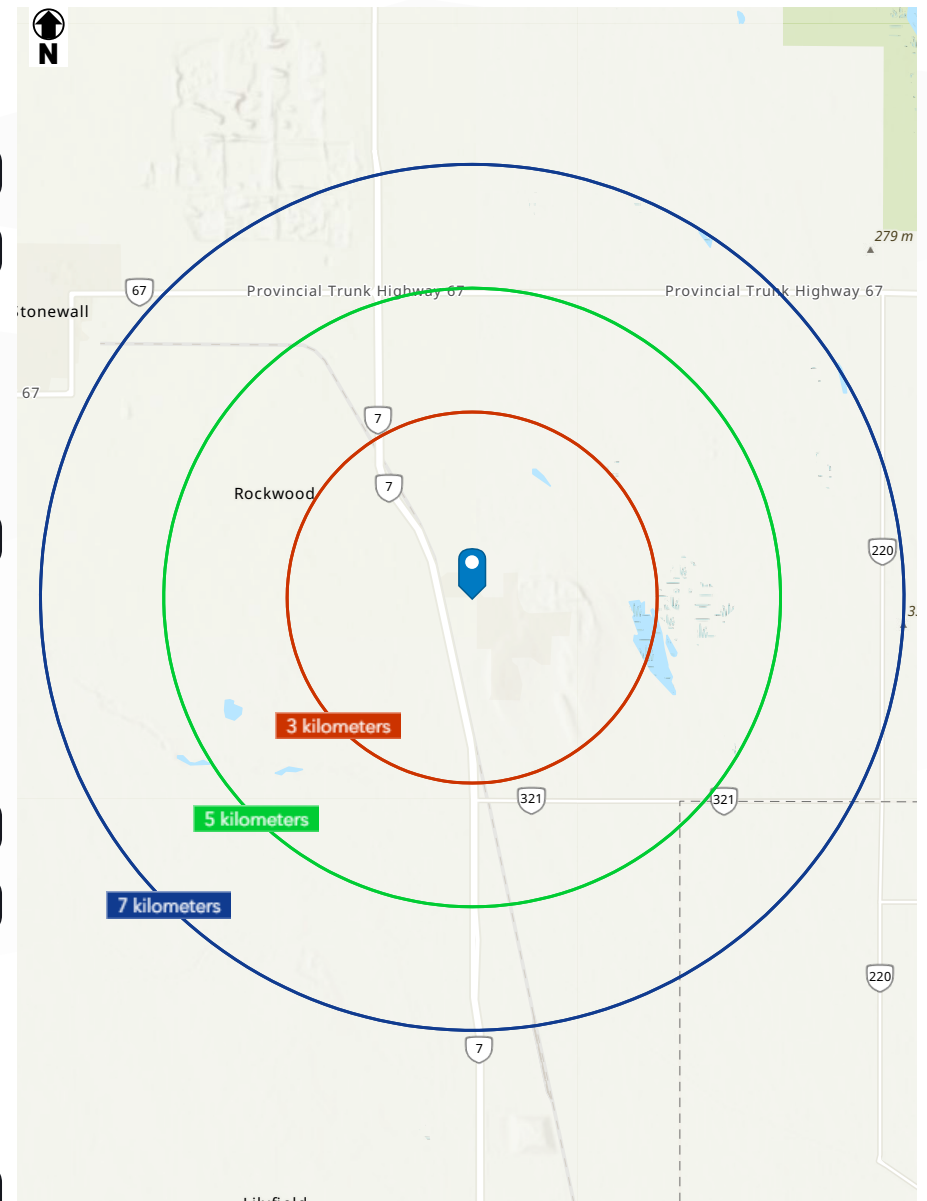


## HOUSEHOLDS

TOTAL HOUSEHOLDS

3 km      5 km      7 km

652      701      1,201





COMMERCIAL REAL ESTATE  
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## CONTACT

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