

# MORNINGWOOD CENTRE

Join Starbucks at Premium Charleswood Location

3116 Roblin Boulevard, Winnipeg, Manitoba



#### Great Access

Conveniently situated on a busy street with left-turn stacking lane



#### Great Tenant Mix

Join Starbucks and the popular Capital Grill & Bar



#### Pylon signage opportunities

Dominant sign with excellent exposure to major thoroughfare



#### Surrounded by Customers

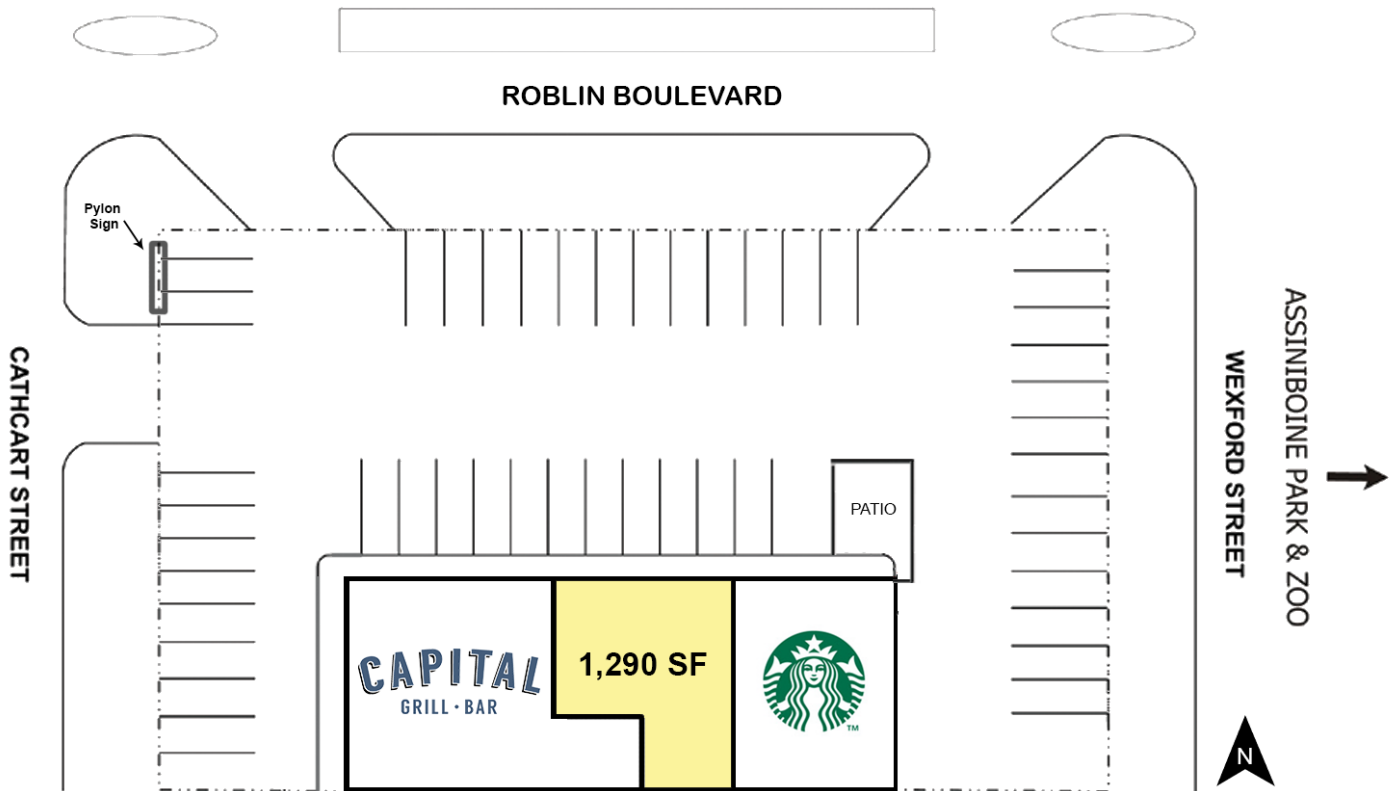
In the heart of several dense and affluent residential communities

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**Shindico**

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## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	47,735	112,123
Daytime Population	56,648	114,649
Households	19,951	46,752
Median Age	44.6	42.9
Avg. Household Income	\$119,500	\$111,870

Environics Analytics ©2017



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## PROPERTY SUMMARY

Available (May 1, 2018)	1,290 SF
Net Rent	TBN
Property Taxes (est.)	\$6.43/SF
CAM* (est.)	\$7.82/SF
Zoning	C2

\*plus management fee

## FEATURES

- New facade offers high profile signage.
- Large pylon signage opportunity.

## LOCATION

- Nestled within the community of Charleswood, this busy neighbourhood centre also draws customers from the affluent residential communities of Tuxedo, River Heights and St. James.
- Conveniently located on Roblin Boulevard, just east of the William R. Clement Parkway, providing convenient access from St. James.
- Site covers the entire block between Wexford Street and Cathcart Street with **202 feet of frontage on Roblin Boulevard.**
- All directions access at the intersection of Roblin Blvd and Cathcart St. with left-turn stacking lane.
- Immediately West of the Assiniboine Park & Zoo (4,500,000 visitors/year).

## TRAFFIC

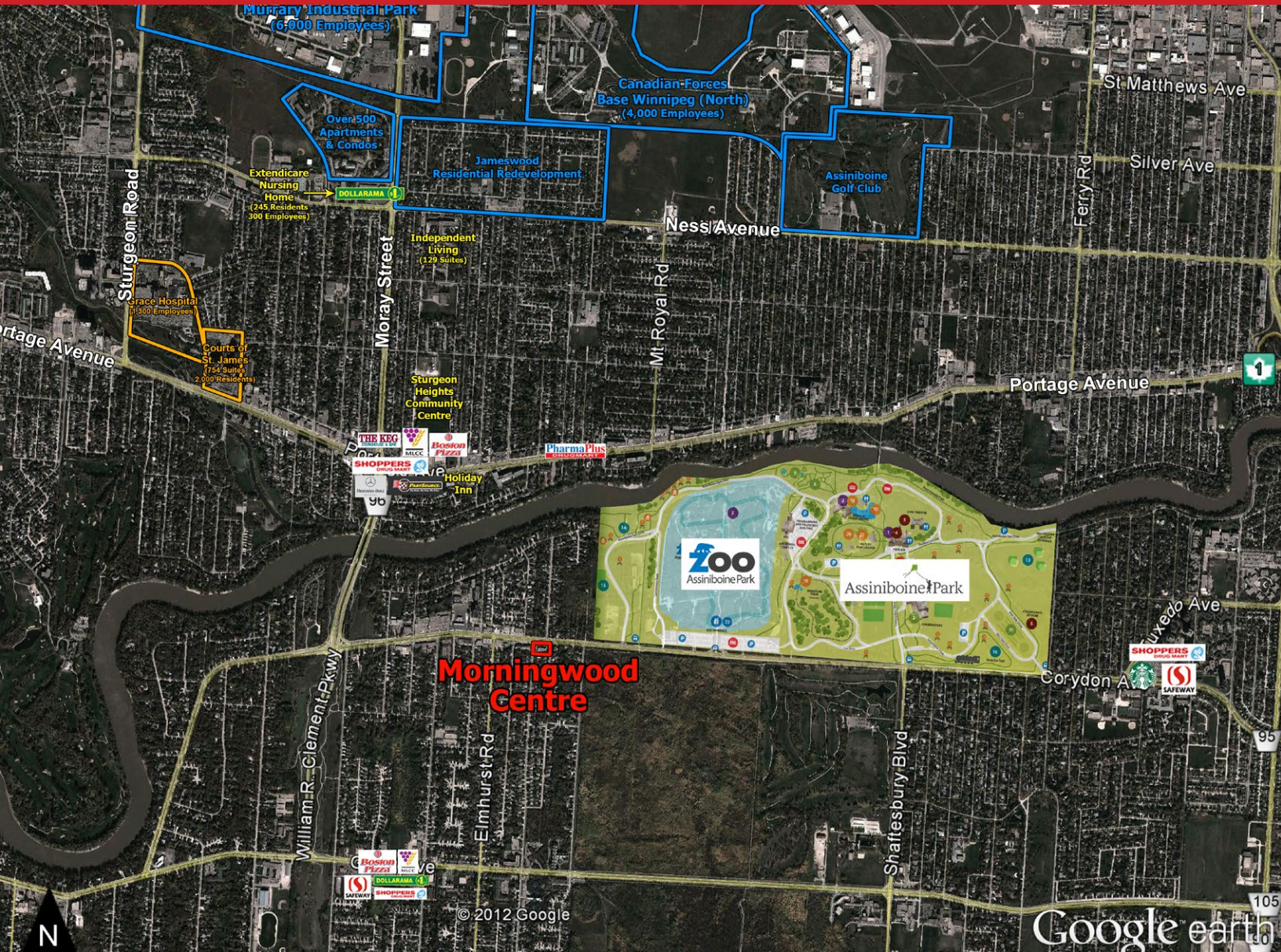
13,600 vehicles per day at Roblin Boulevard and Elmhurst Road.

City of Winnipeg Public Works Department 2015



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FOR MORE INFORMATION, PLEASE CONTACT:

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*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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