

LINDEN RIDGE SHOPPING CENTRE

Join Starbucks in Southwest Winnipeg's Power Node

2080 McGillivray Boulevard, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**

FOR LEASE

2080 McGillivray Boulevard, Winnipeg, Manitoba



204.474.2000

Shindico

FOR LEASE

2080 McGillivray Boulevard, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	1,200 SF
Lease Rate	TBN
Additional Rent	TBD
Zoning	C4

*plus proportionate share of common utility room

FEATURES

- Prime retail at southwest Winnipeg's dominant shopping node.
- Anchored by Canadian Tire, SportChek, Marshalls & The Brick.
- Directly across from Walmart Supercentre, Home Depot & Safeway.
- Excellent exposure at key signalized intersection.
- Pylon signage available.

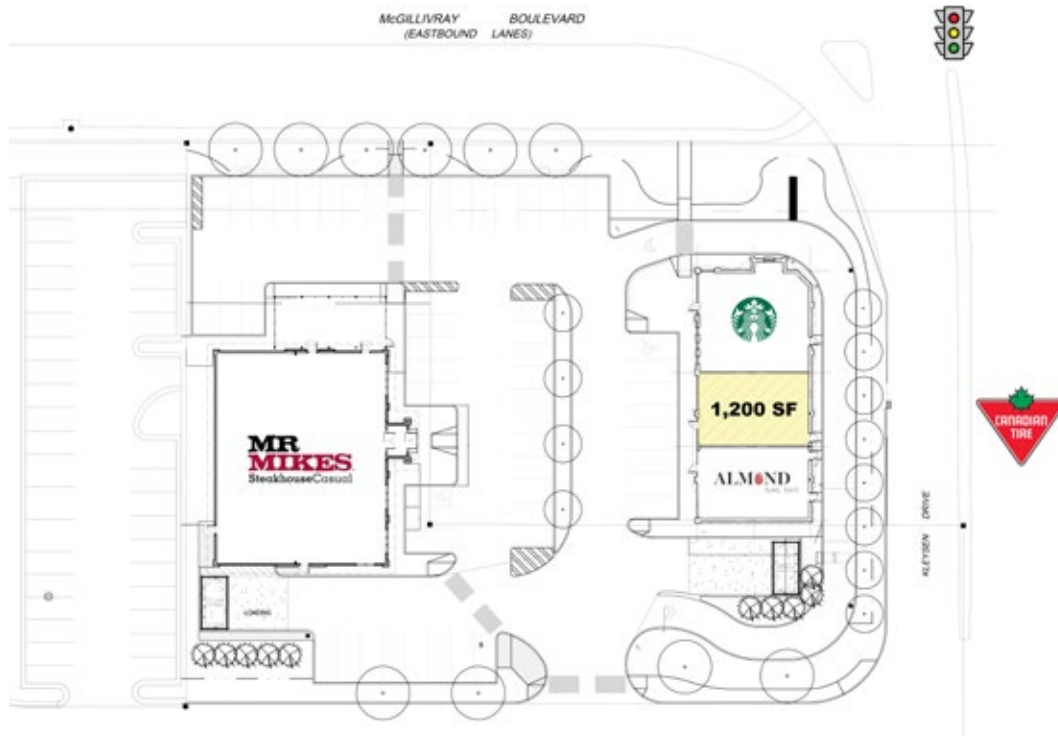
LOCATION

- Southeast corner of Kenaston Blvd. (Rte 90) & McGillivray Blvd. (Rte 155).
- Access from signalized intersections on Kenaston Blvd. & McGillivray Blvd. at Kleyson Dr.
- Surrounded by vibrant affluent residential communities featuring high quality single and multi-family dwellings.
- Excellent access to all of South Winnipeg, as well as the rural communities of Sanford, Oak Bluff, Carman and La Salle.

TRAFFIC

- 70,000 vehicles per day on Kenaston Boulevard & McGillivray Boulevard.

Reference: City of Winnipeg Public Works Department, 2015



FOR LEASE

2080 McGillivray Boulevard, Winnipeg, Manitoba



DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	104,756	426,545
Daytime Population	104,992	479,298
Households	39,835	179,912
Median Age	37.3	38.5
Avg. Household Income	\$111,933	\$95,657

Source: Environics Analytics ©2018

FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com



Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico
Succeeding by Helping Others Succeed



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.090718