

NEW DEVELOPMENT SERVING SOUTH TUXEDO & RIVER HEIGHTS



CENTENNIAL PLACE
WINNIPEG, MANITOBA

Shindico
Succeeding By Helping Others Succeed

CENTENNIAL PLACE

WINNIPEG, MANITOBA

Shindico

Succeeding By Helping Others Succeed



Great location in Southwest Winnipeg

- New retail with frontage on Taylor Avenue.
- Flex/Office at rear of the development with great parking adjacent (small bays available).
- New multi-storey apartment building with indoor parking.
- Situated in the heart of Tuxedo/River Heights, serving one of Winnipeg's most under-served retail trade areas with excellent demographics and consumer demand.
- Excellent access to Kenaston Boulevard (Route 90), connecting to all quadrants of the city.



CENTENNIAL PLACE

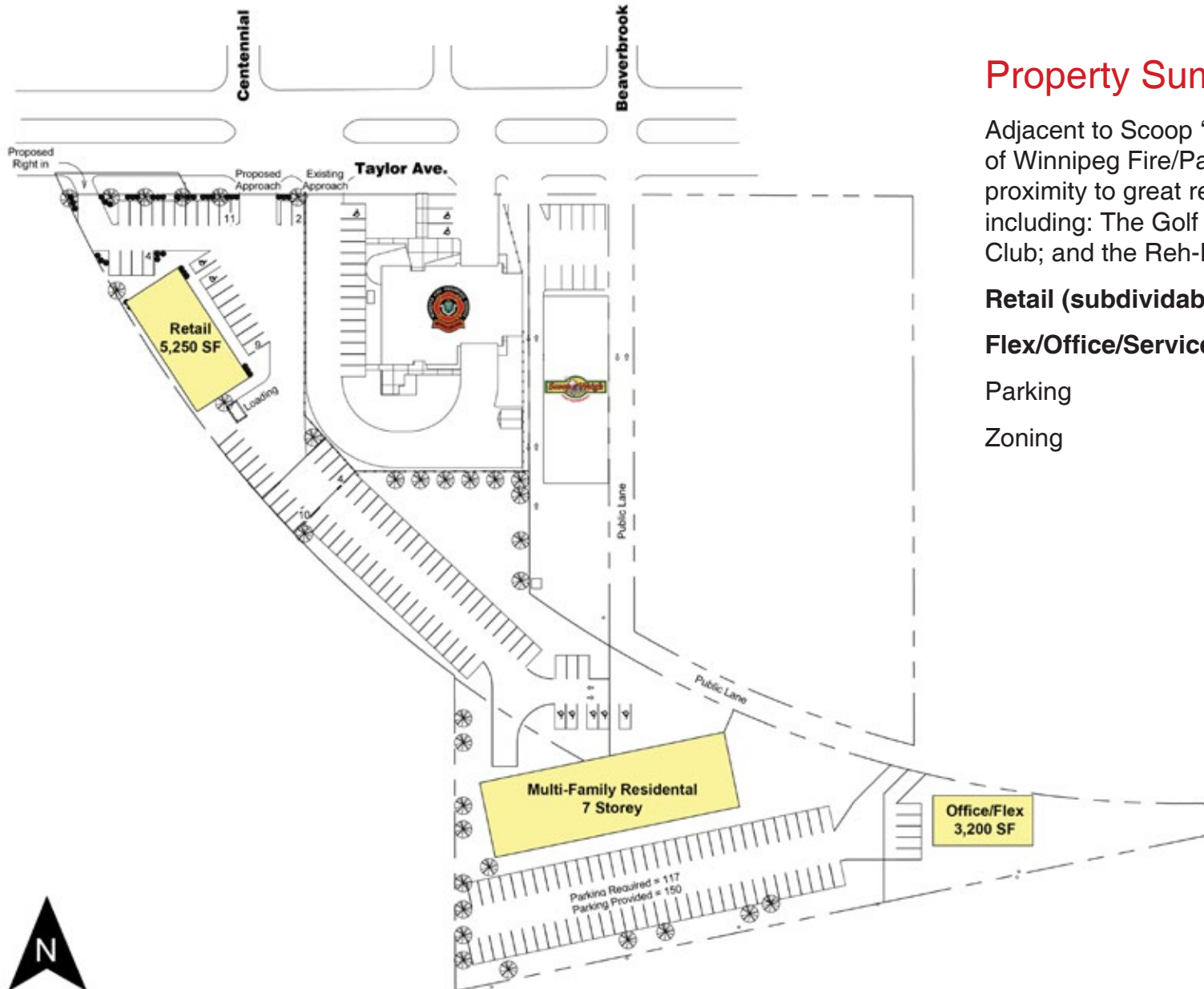
WINNIPEG, MANITOBA

CENTENNIAL PLACE

WINNIPEG, MANITOBA

Shindico

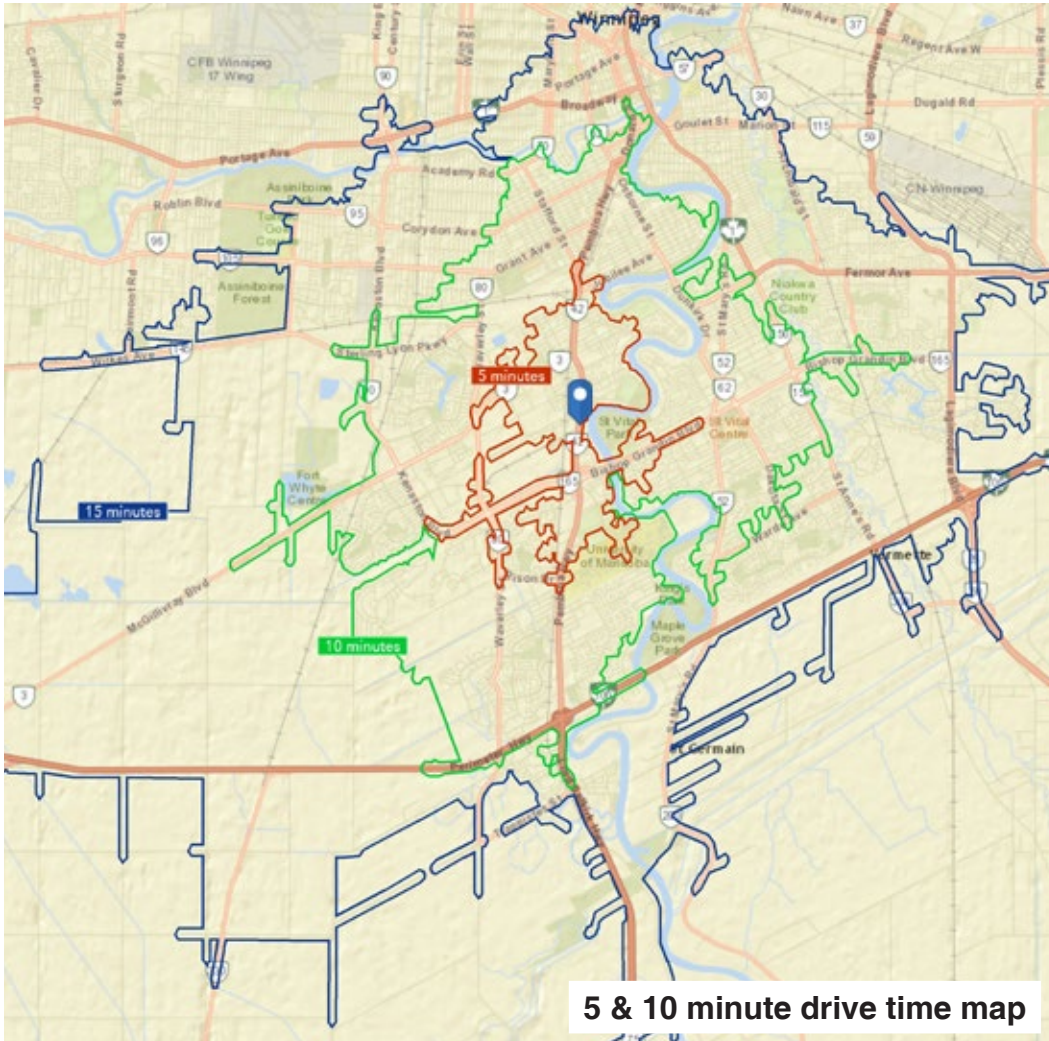
Succeeding By Helping Others Succeed



Property Summary

Adjacent to Scoop 'n Weigh and new City of Winnipeg Fire/Paramedic Station. Close proximity to great recreational facilities including: The Golf Dome, Taylor Tennis Club; and the Reh-Fit Centre.

Retail (subdividable)	Up to 5,250 SF
Flex/Office/Service	Up to 3,200 SF
Parking	Ample
Zoning	C2/RR5



Demographics

	5 min. Drive Time	10 min. Drive Time
Total Population	26,976	123,869
Daytime Population	25,481	123,243
Households	11,733	50,162
Median Age	42.6	40.1
Avg. Household Income	\$121,230	\$114,197

- Population within a 5 minute drive time spend an average of \$25,390 per year on food, clothing and recreation expenditures.

Detailed demographics reports are available on request
Reference: Environics Analytics ©2016,

Traffic

- 58,000 vehicles per day on Kenaston Boulevard between Sterling Lyon Boulevard and Taylor Avenue.
- 49,900 vehicles per day on Kenaston Boulevard between Taylor Avenue and Grant Avenue.
- 14,700 vehicles per day on Taylor Avenue between Kenaston Boulevard and Waverley Street

Reference: City of Winnipeg Public Works Department, 2015

CENTENNIAL PLACE
WINNIPEG, MANITOBA

Shindico
Succeeding By Helping Others Succeed

CENTENNIAL PLACE

WINNIPEG, MANITOBA

Shindico

Succeeding By Helping Others Succeed





CENTENNIAL PLACE

WINNIPEG, MANITOBA

Shindico
Succeeding By Helping Others Succeed



FOR MORE INFORMATION CONTACT:

Sandy Shindleman, CCIM, SIOR, FRICS
President
Phone: (204) 474-2000
sshindleman@shindico.com

Robert Shindleman
Executive Vice President
Phone: (204) 474-2000
inquire@shindico.com



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

200-1355 Taylor Avenue Winnipeg, Manitoba R3M 3Y9 | Phone: (204) 474-2000 | Fax: (204) 284-7115 | Email: inquire@shindico.com | www.shindico.com

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliated or associated parties make no representations or warranties, express or implied, as to the accuracy of the information including as to size, age or location or other data provided and such parties assume no responsibility for errors and/or omissions with respect to it. The recipient is responsible to verify the accuracy of any information contained herein and bears all risk related to any inaccuracies. 091417



CENTENNIAL PLACE

WINNIPEG, MANITOBA

Shindico
Succeeding By Helping Others Succeed