

~ Prominent Retail Opportunity on McPhillips Street ~



FOR LEASE

2501 McPhillips Street

WINNIPEG, MB

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Services provided by Brett Chartier Personal Real Estate Corporation

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

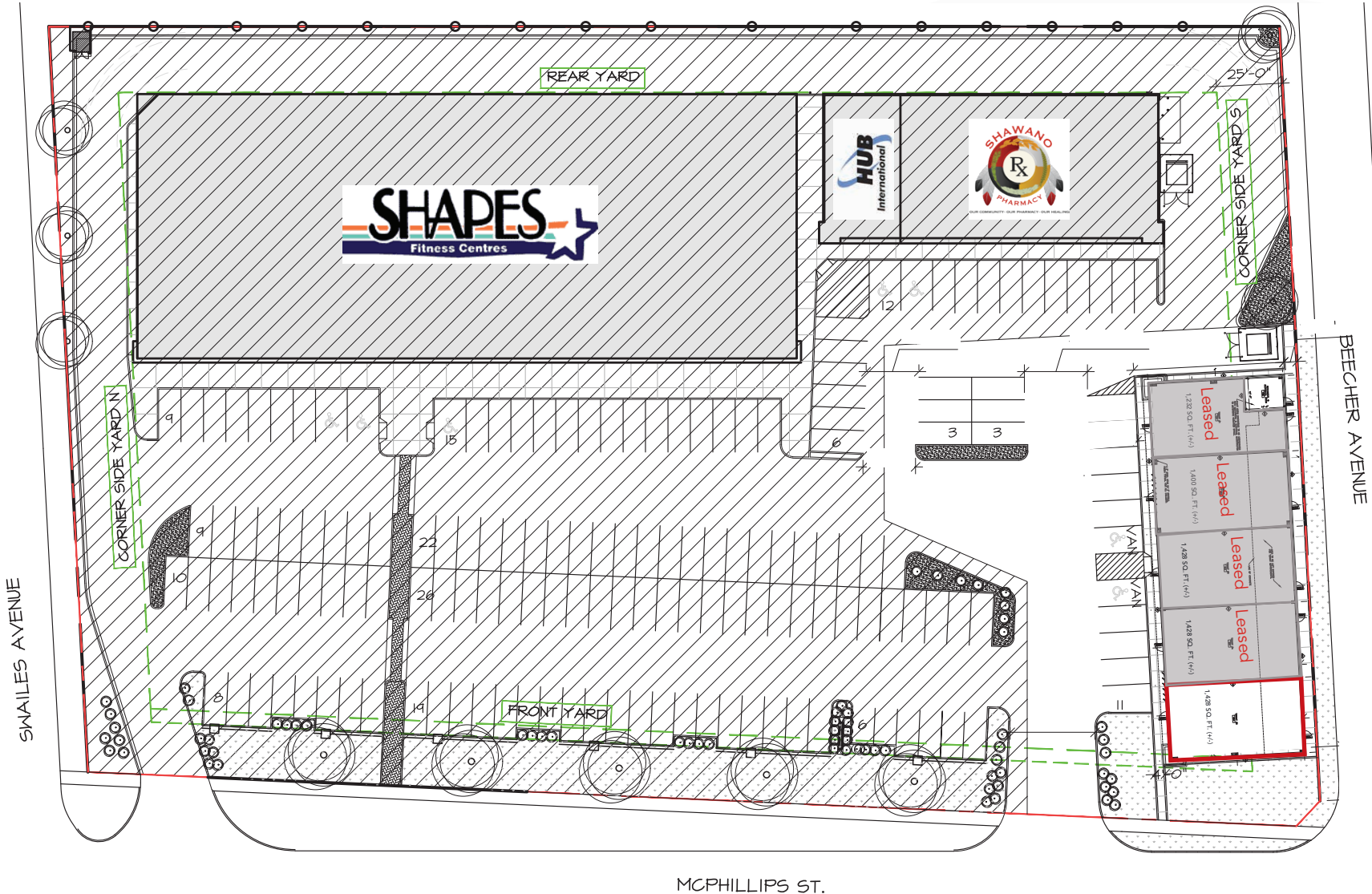
AREA AVAILABLE (+/-)	Unit 301: 1,409 sq. ft. Leased Unit 401: 1,409 sq. ft. Leased Unit 501: 1,428 sq. ft.
NET RENTAL RATE	Starting at \$34.00 per sq. ft.
ADDITIONAL RENT	\$6.99 per sq. ft. plus 5% mgmt. fee (est. 2026)
PYLON SIGN RENTAL	\$125-\$250/month (subject to availability)
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

- End cap unit facing McPhillips Street
- Ready for Tenant fixturing
- Excellent exposure on McPhillips Street
- Pylon Signage Available
- Ample on-site Parking

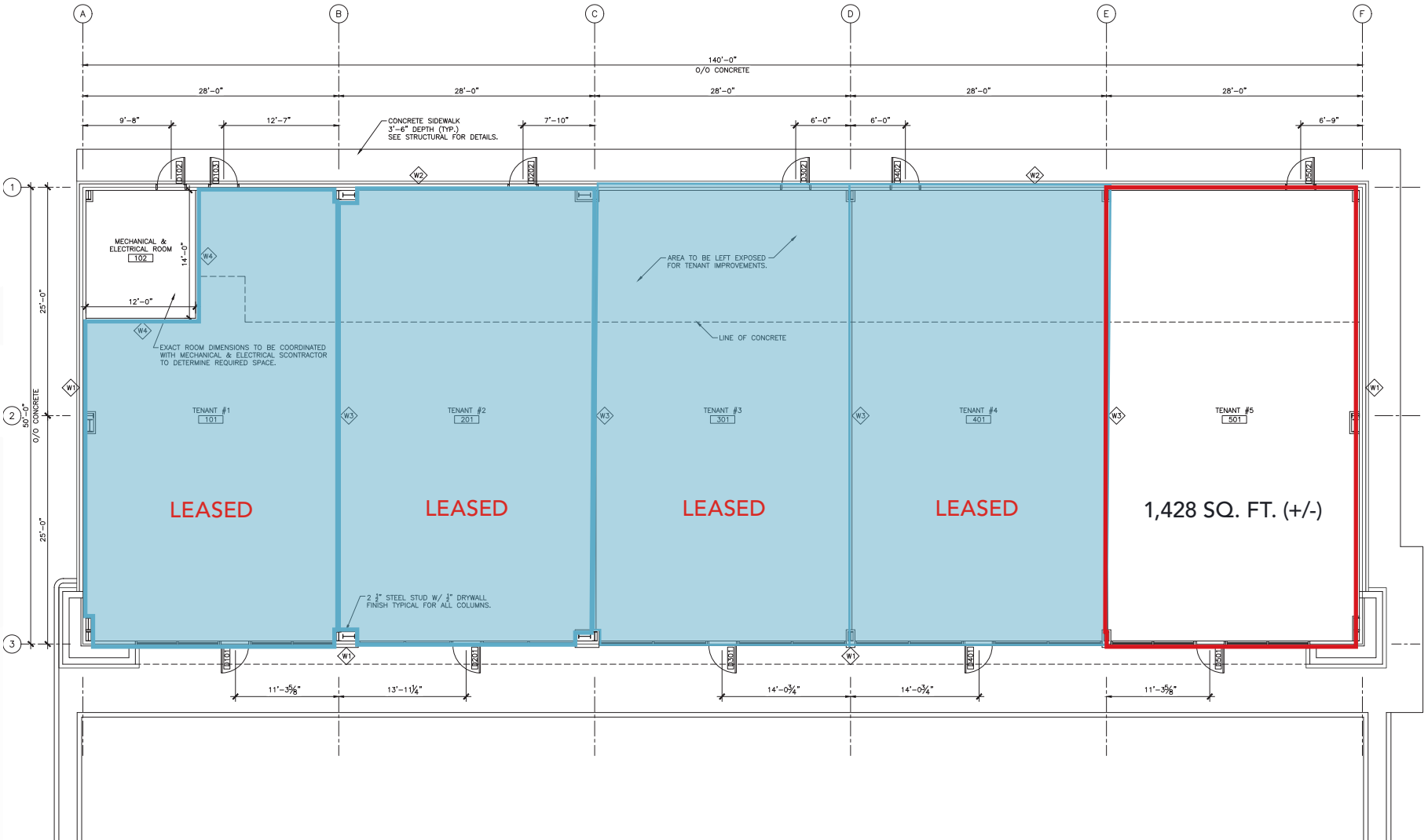


Site Plan

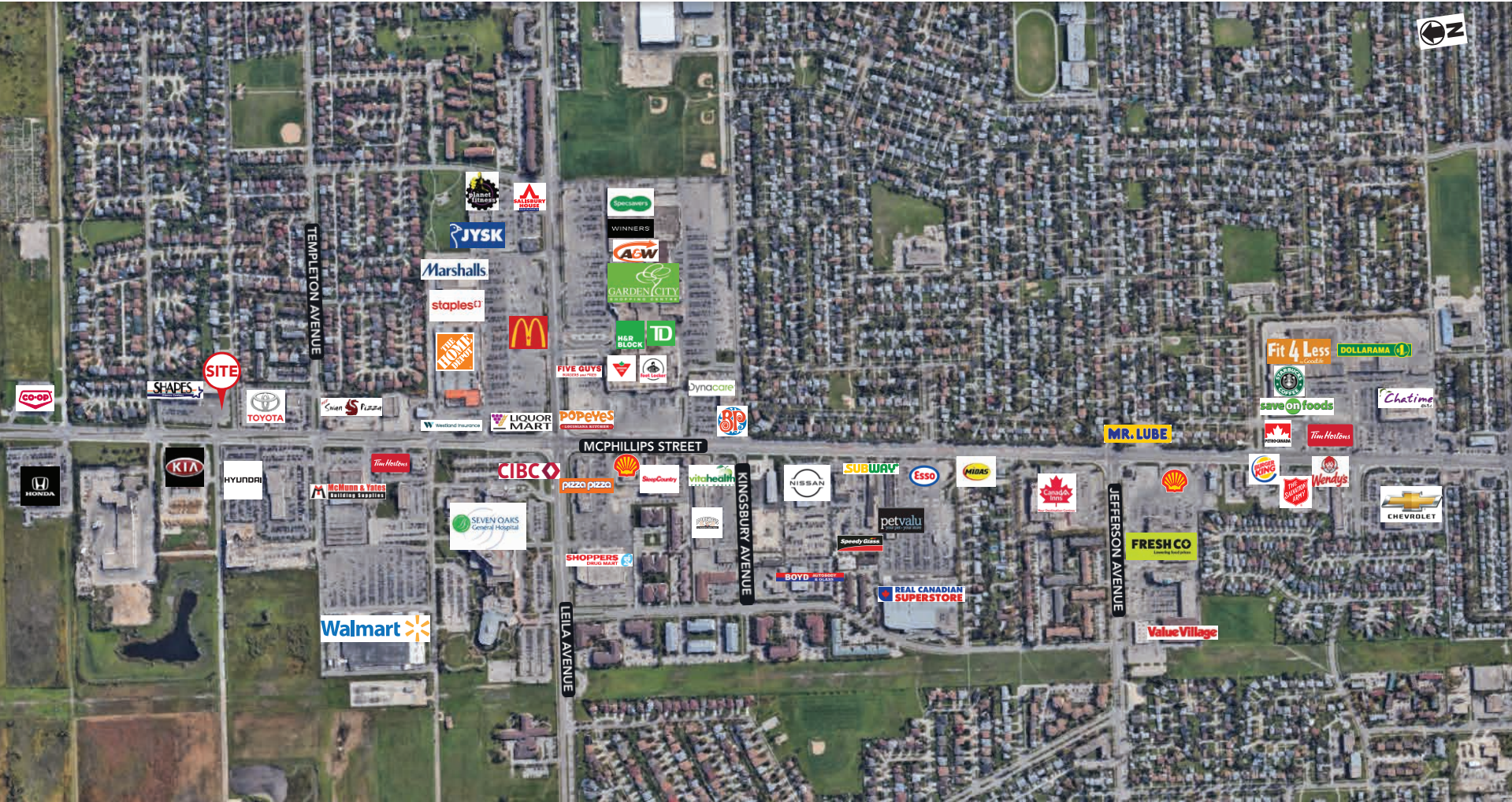


MCPHILLIPS ST.

Floor Plan



Retail Aerial



Demographic Analysis



POPULATION

TOTAL POPULATION

1 km	3 km	5 km
7,022	66,027	164,594

PROJECTED POPULATION (2029)

8,587	71,517	173,740
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MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
33.7	35.6	36.6



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$98,826	\$106,986	\$100,383

PROJ. HOUSEHOLD INCOME (2029)

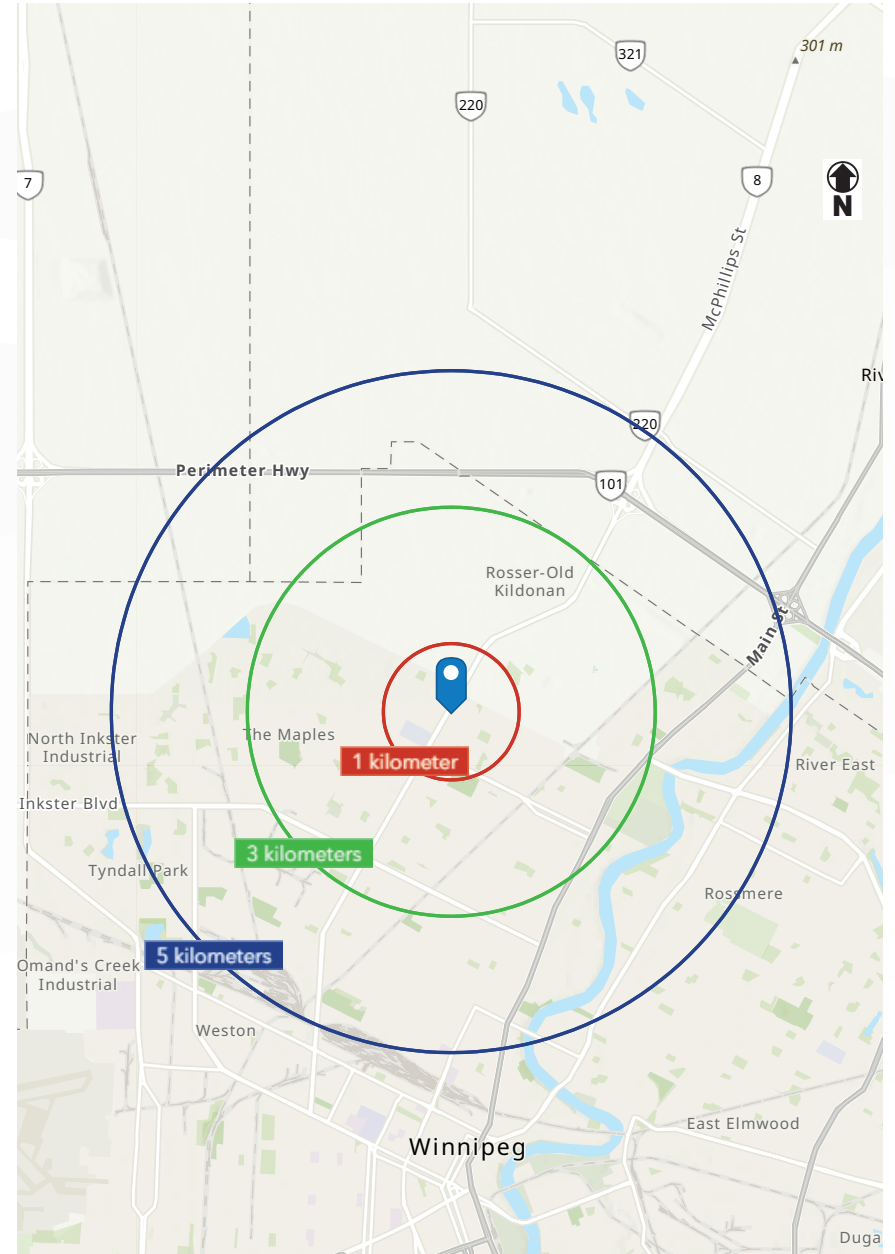
\$117,362	\$125,792	\$117,998
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HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
2,572	22,435	59,232





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Contact

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