

GROUND-FLOOR RETAIL & DRIVE-THRU OPPORTUNITIES ALONG MARION STREET

645 & 663 MARION STREET



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PROPERTY HIGHLIGHTS

- New construction opportunity along Marion Street in St. Boniface, one of Winnipeg's most established and densely populated neighbourhoods
- Excellent exposure and signage opportunity along Marion Street, a major east-west corridor connecting St. Boniface, Windsor Park, Southdale, Downtown Winnipeg, and Lagimodiere Blvd
- Positioned near the future Water Tower District, a transformative mixed-use redevelopment projected to introduce new residential density, retailers, offices, and amenities to the immediate area. Anticipated to bring more than 4,200 residents and employees to the area upon completion
- Ample on-site parking with convenient access to public transit
- Freestanding pad site opportunity on the corner of Marion St and Dupuy Ave, up to 4,000 sq. ft. with drive-thru potential
- Flexible pad site configuration with the ability to demise into smaller units
- Future signalized intersection at Marion & Dupuy
- Ideal for a variety of retail, medical, office, wellness, service, and food-service users

645 MARION ST

Size:	(+/-) 1,111 SF
Lease Rate:	\$32.00 PSF NET
CAM & TAX:	TBD

663 MARION ST (PAD SITE)

Size:	(+/-) 4,000 SF
Lease Rate:	\$32.00 PSF NET
CAM & TAX:	TBD

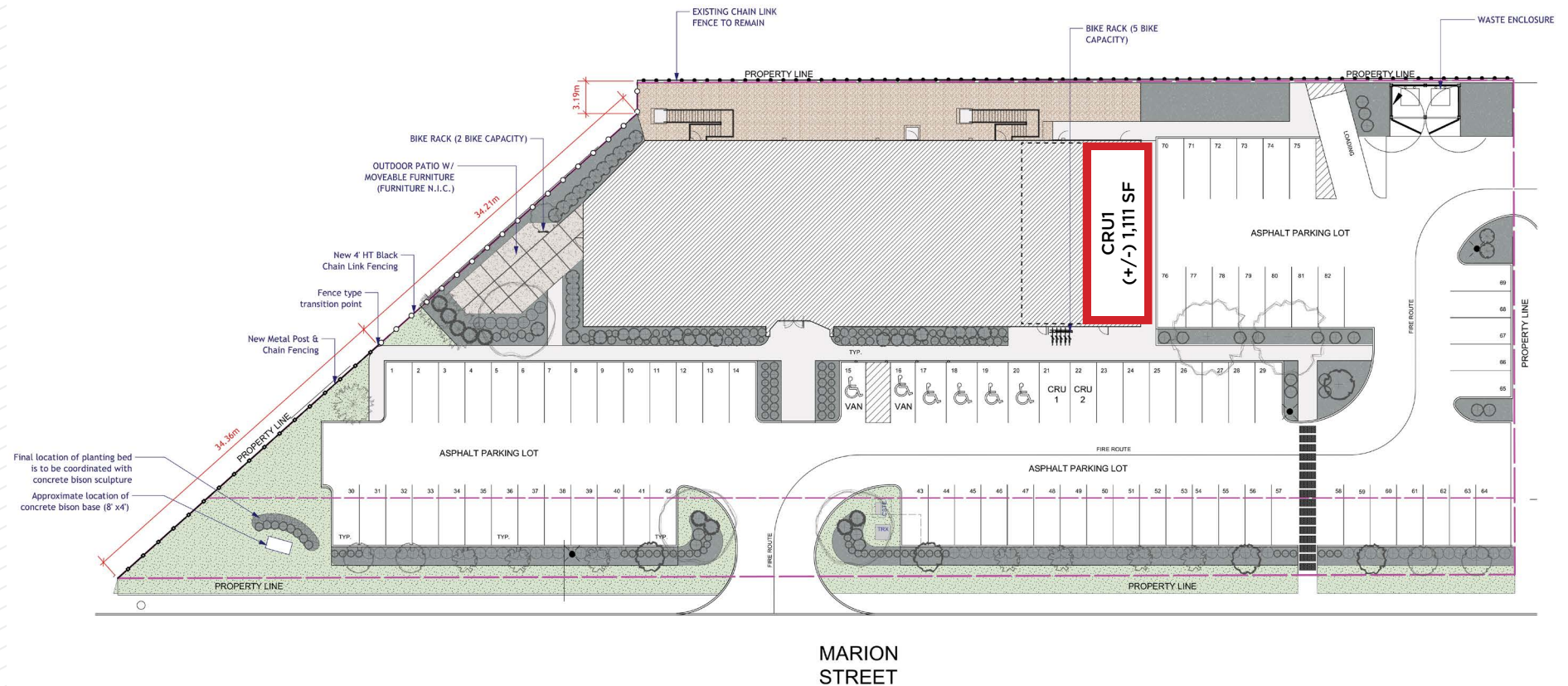
663 MARION ST (PAD SITE WITH DRIVE-THRU)

Size:	(+/-) 4,000 SF
Lease Rate:	\$40.00 PSF NET
CAM & TAX:	TBD

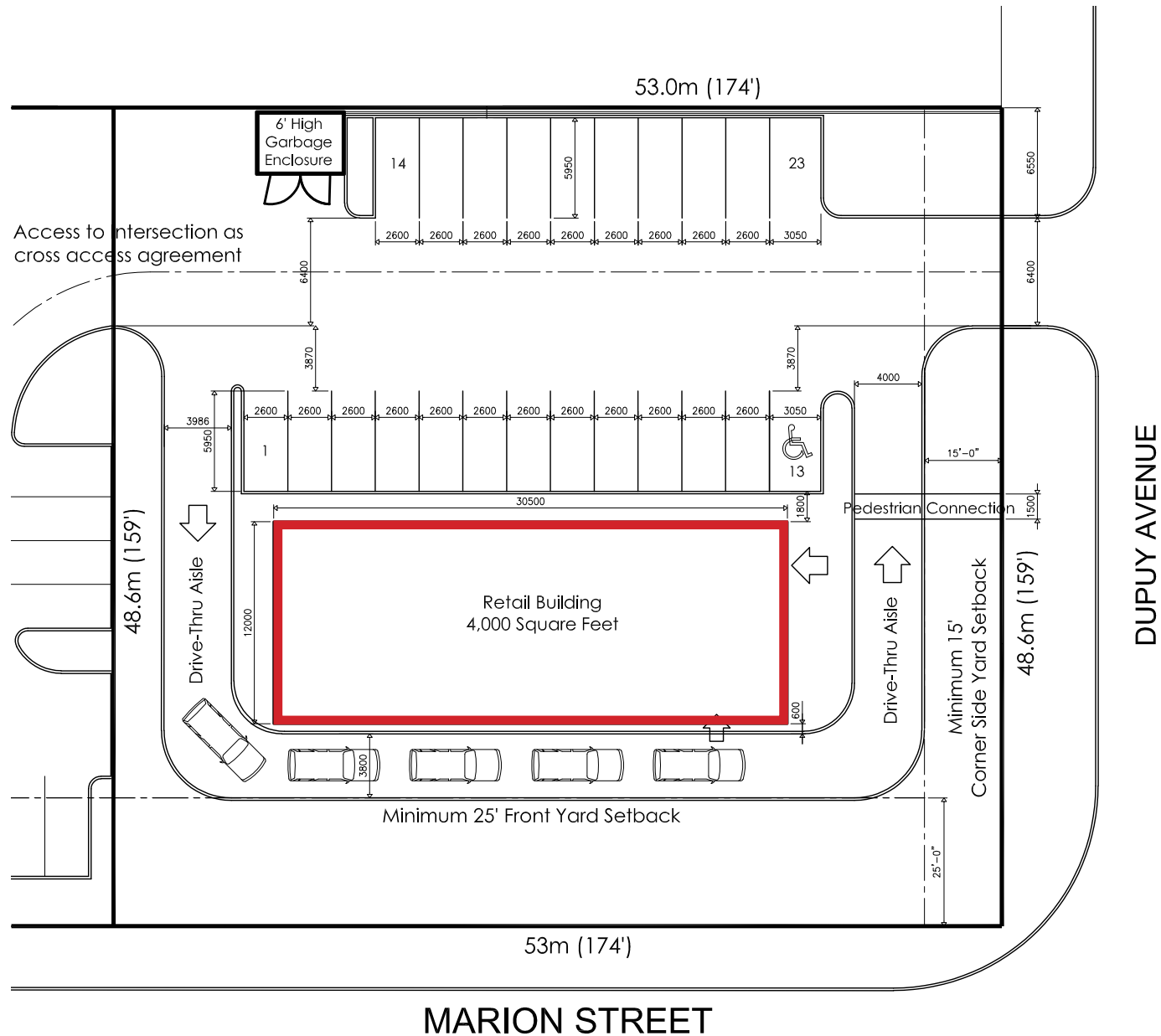
*Management Fee: 5% of gross rent



SITE PLAN



PAD SITE PLAN



AMENITIES

MAP

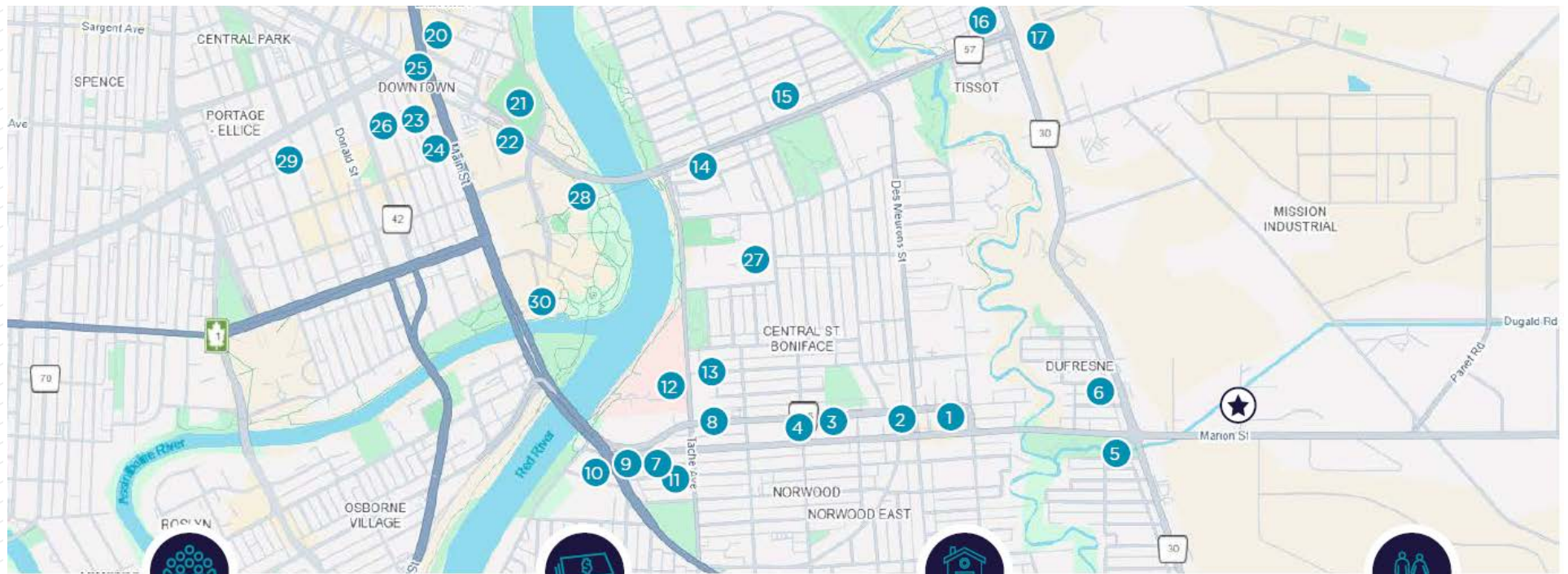
8 MINS
THE FORKS

11 MINS
DOWNTOWN

13 MINS
LAGIMODIERE

16 MINS
EAST PERIMETER HWY

- | | | | |
|------------------------------|--------------------------|----------------------------------|----------------------------|
| 1 DAIRI-WIP DRIVE IN | 9 DOMINION CENTRE | 18 RESTO GARE & TRAIN BAR BISTRO | 26 LOCAL PUBLIC EATERY |
| 2 DUG & BETTY'S ICE CREAMERY | 10 SANTA LUCIA PIZZA | 19 SHELL | 27 RADISSON HOTEL |
| 3 SAFEWAY | 11 LE CROISSANT | 20 HY'S STEAKHOUSE | 28 ALT HOTEL |
| 4 DOLLARAMA | 12 ST. BONIFACE HOSPITAL | 21 BLUE CROSS PARK | 29 CANADA LIFE CENTRE |
| 5 TIM HORTONS | 13 STARBUCKS | 22 CLAY OVEN | 30 GIANT TIGER |
| 6 KID CITY | 14 CAFE POSTAL | 23 EARLS KITCHEN & BAR | 31 BURTON CUMMINGS THEATRE |
| 7 MCDONALD'S | 15 CHAIRE CAFE & LOUNGE | 24 CDI COLLEGE | 32 THE FORKS |
| 8 NOFRILLS | 16 SUBWAY | 25 WINNIPEG SQUARE | |
| | 17 DAIRY QUEEN | | |



POPULATION

648
0.5 KM Radius

2,837
1 KM Radius

47,921
3 KM Radius

HOUSEHOLD INCOME

\$78,831
0.5 KM Radius

\$83,000
1 KM Radius

\$83,403
3 KM Radius

OF HOUSEHOLDS

291
0.5 KM Radius

1,310
1 KM Radius

21,461
3 KM Radius

AVERAGE AGE

37
0.5 KM Radius

39
1 KM Radius

41
3 KM Radius



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