

**FOR LEASE**

# Waterford Commons

NW CORNER OF DR. JOSE RIZAL WAY & OLD COMMONWEALTH PATH, WINNIPEG, MB



*~ New Retail Development in Northwest Winnipeg ~*



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*Services provided by Derrick Chartier Personal Real Estate Corporation*

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## Property Details

LAND AREA	3.1 acres (+/-)
GROSS LEASABLE AREA	43,887 sq. ft. (+/-)
AREA AVAILABLE	1,415-3,057 sq. ft.
ASKING BASIC RENT	\$27.00-\$32.00 per sq. ft.
ADDITIONAL RENT (2024)	\$9.85 per sq. ft. (including mgmt fee of 5% of basic rent)
PARKING	188 stalls
UTILITIES	Separately metered and paid by Tenant
POSSESSION	Immediately

### HIGHLIGHTS

- Phase 2 now available
- Located at a light controlled intersection
- Fast growing neighbourhood with excellent population density
- High traffic counts with excellent visibility and site access



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## Site Plan



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## Photographs



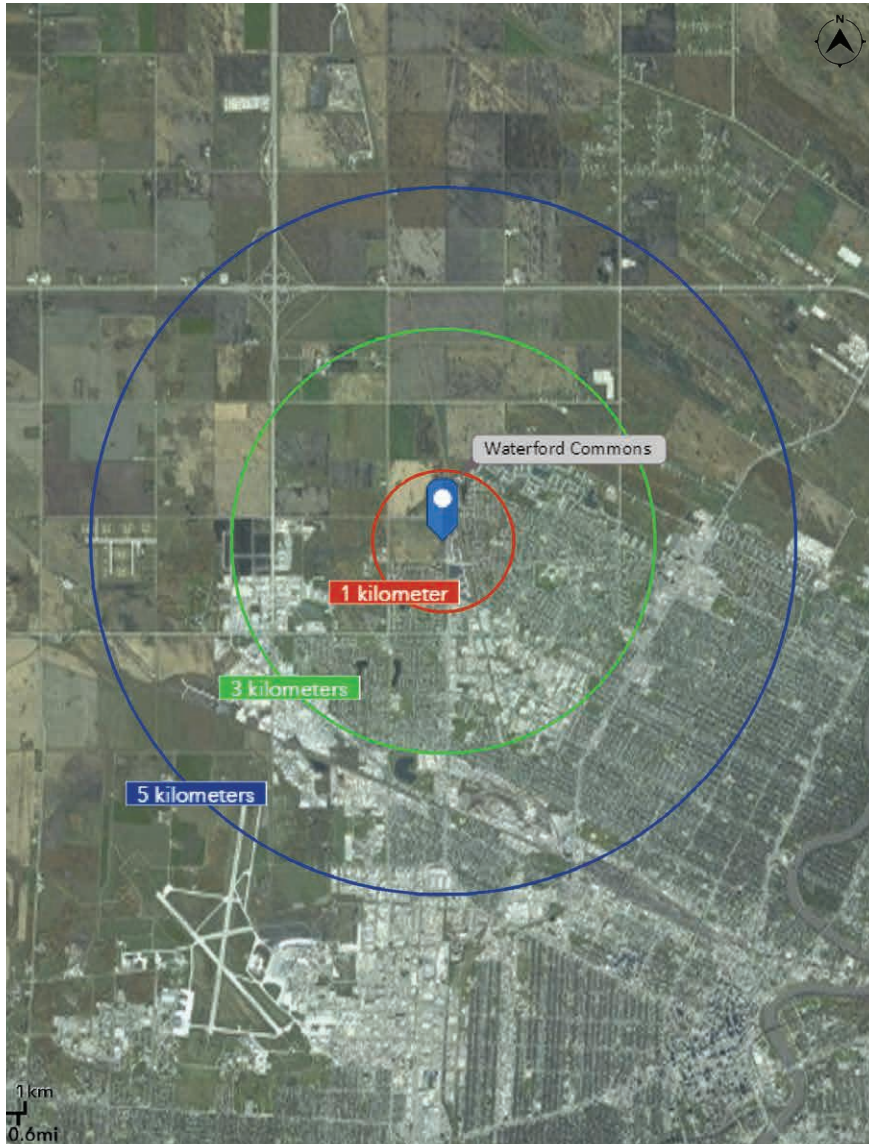
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## Northwest Winnipeg Development Aerial



# Waterford Commons

## Demographic Analysis



### POPULATION

1 KM	9,504
3 KM	57,339
5 KM	104,870



### PROJECTED POPULATION (2029)

1 KM	12,534
3 KM	68,715
5 KM	120,208



### MEDIAN AGE

1 KM	36
3 KM	36
5 KM	36



### TOTAL HOUSEHOLDS

1 KM	2,618
3 KM	16,642
5 KM	33,690



### AVERAGE HOUSEHOLD INCOME

1 KM	\$111,488
3 KM	\$97,967
5 KM	\$88,150



### PROJECTED HOUSEHOLD INCOME (2029)

1 KM	\$141,857
3 KM	\$126,135
5 KM	\$114,090

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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