

For Lease



Co-op Shopping Centre

BRAND NEW RETAIL CENTRE IN PORTAGE LA PRAIRIE



Join Mr. Mike's Steakhouse - Now Open



PROPERTY HIGHLIGHTS

- Brand new retail development on the west side of Portage la Prairie, MB
- Located at a light controlled intersection
- Join Manitoba Liquor Mart, MIG Insurance, Stride Credit Union, Popeye's, Domino's and Mr. Mike's restaurant (now open)
- Ideal use for Dentist, Medical Office, Restaurant, Day Spa or Hair Salon
- Excellent visibility and site access
- Pylon signage available
- Two on-site EMV charging stations to be installed in mid 2021

PROPERTY DETAILS

LAND AREA

14.5 acres (+/-)

GROSS LEASABLE AREA

65,757 sq. ft. (+/-)

AREA AVAILABLE

1,200 sq. ft. and up

ASKING BASIC RENT

\$22.00 per sq. ft.

ADDITIONAL RENT (2021)

\$7.00 per sq. ft. (estimated)
(including mgmt fee of 5% of basic rent)

PARKING

410 stalls

UTILITIES

Separately Metered

PROJECTED TURNOVER DATE

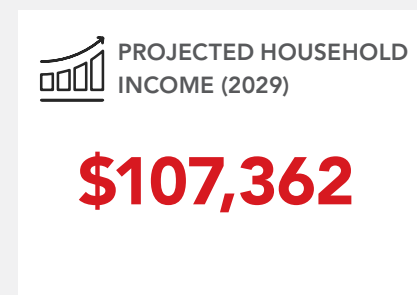
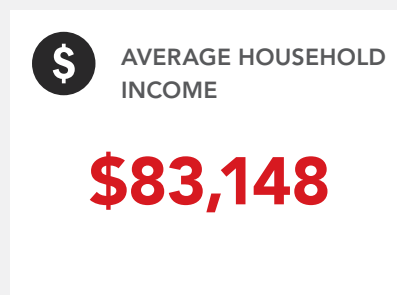
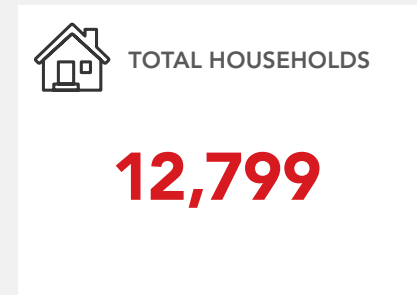
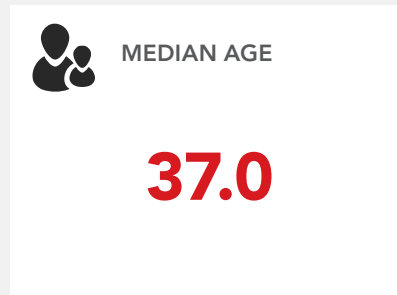
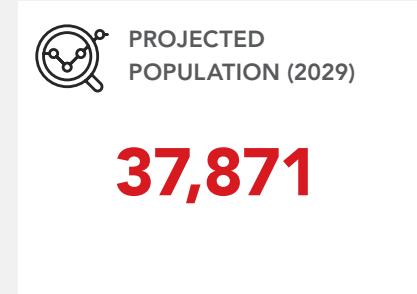
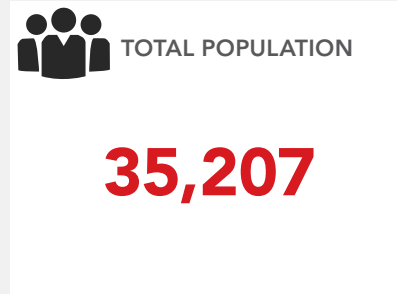
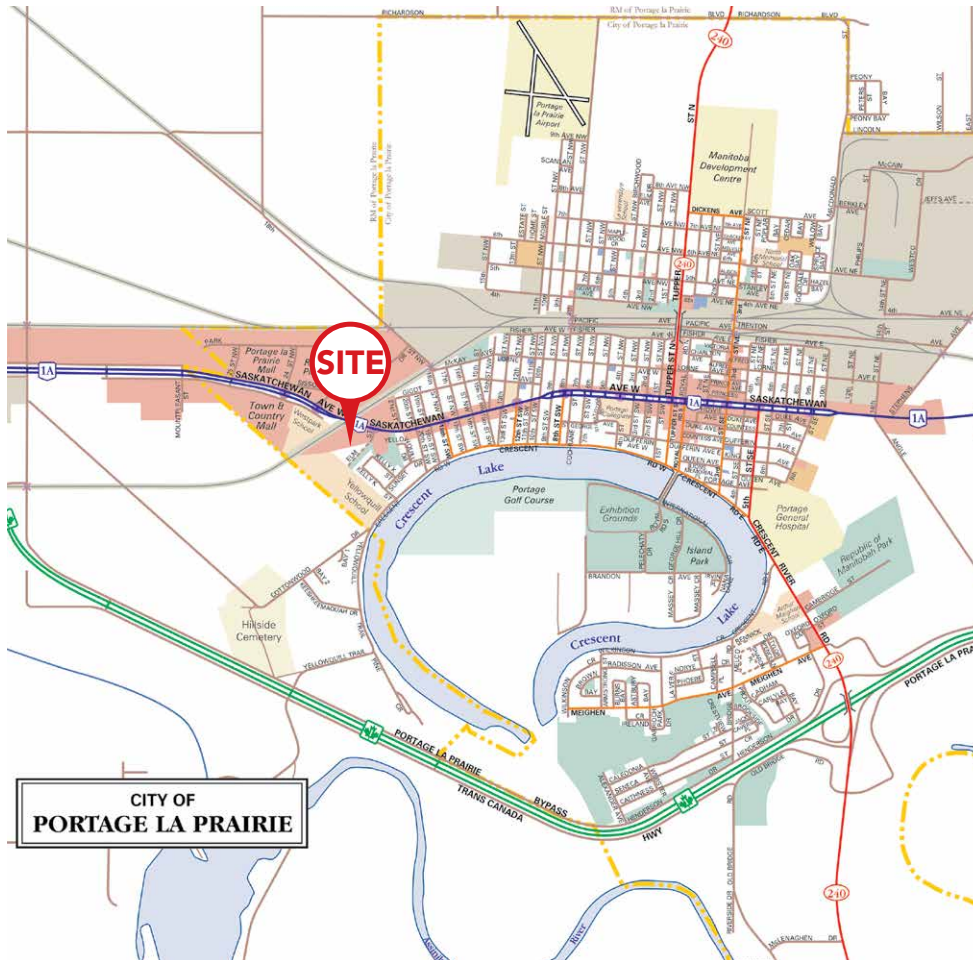
Build-to-Suit requires approximately 8 months to construct



RETAIL AERIAL



DEMOGRAPHIC ANALYSIS - PRIMARY TRADE AREA



RECENT ECONOMIC DEVELOPMENT NEWS FOR PORTAGE LA PRAIRIE

- **Roquette**, a France-based company, is soon to open \$400 million pea protein processing facility creating 150 full time jobs.
- **Simplot Canada** has recently completed a \$460 million expansion to more than double production at its potato processing facility and the tonnage of spuds it would need from local growers.
- **McCain Foods** announced a \$45 million reinvestment in its own potato processing plant
- **Green Sky Labs**, a producer of medicinal cannabis, finalized plans for a \$25 million plant in nearby Newton.

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