

**FOR LEASE**

# 1351 Main Street

DAUPHIN, MB

*~ New Shopping Centre, Join Dollar Tree ~*



## PROPERTY HIGHLIGHTS

- Newly built retail shopping centre
- Units available from 1,170 - 3,510 sq. ft.
- Immediate possession
- Well situated on Dauphin's Main Street just across from Walmart and Safeway and next to Co-op Gas Bar
- New light controlled intersection planned for 2024 completion
- New Dollar Tree, now open

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Services provided by Rennie Zegalski Personal Real Estate Corporation

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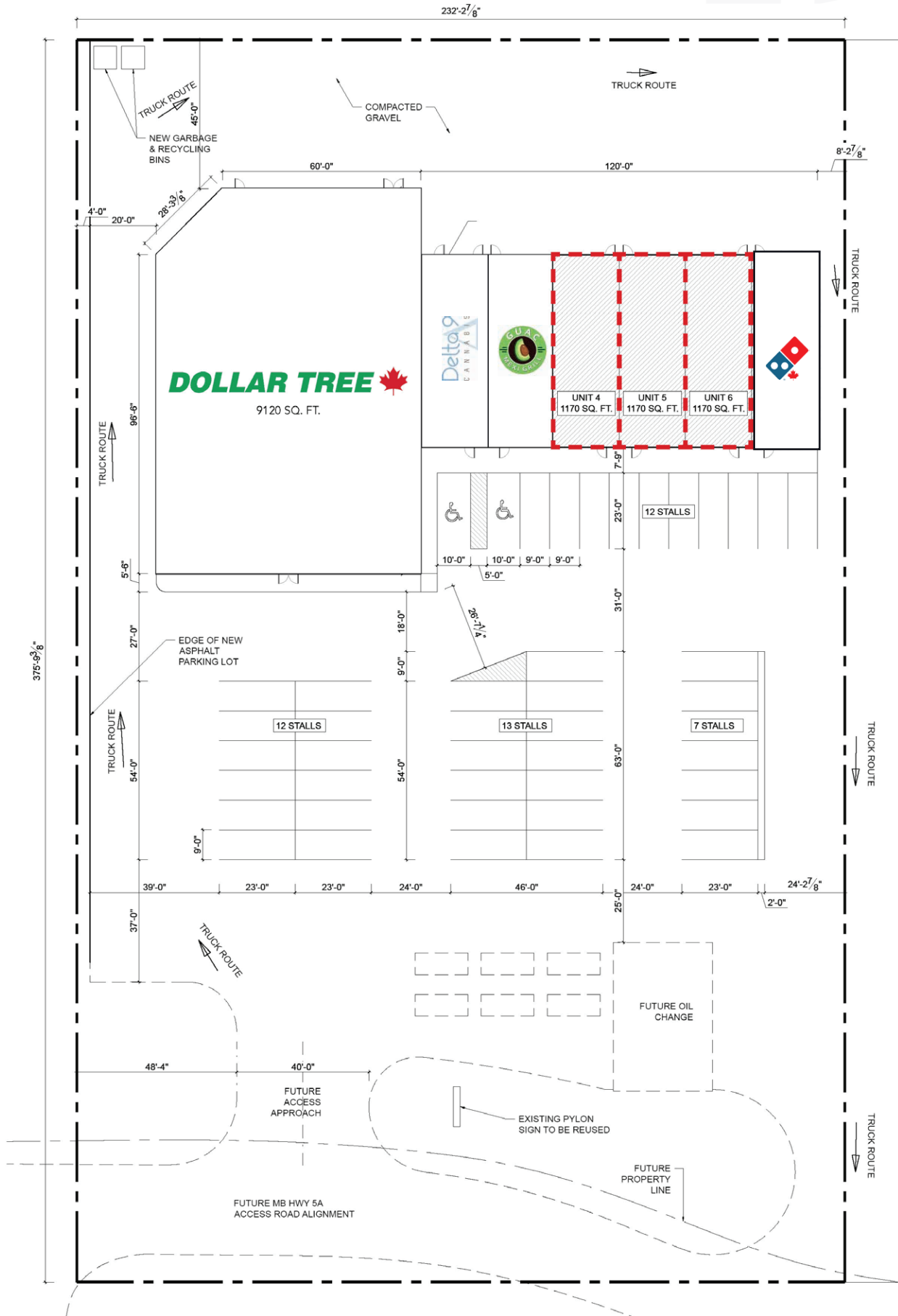
# Property Details



<b>LAND AREA (+/-)</b>	2.0 acres
<b>GROSS LEASEABLE AREA (+/-)</b>	17,300 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Unit 4      1,170 sq. ft.
	Unit 5      1,170 sq. ft.
	Unit 6      1,170 sq. ft.
	Each unit measures approximately 20' frontage x 56'6" depth
<b>ASKING BASIC RENT</b>	\$25.00 per sq. ft.
<b>ADDITIONAL RENT (EST. 2024)</b>	\$5.00 per sq. ft. (plus mgmt. Fee of 5% of Gross Rent)
<b>ACCESS</b>	Future light-controlled intersection
<b>PARKING</b>	44 stalls on-site (+/-)
<b>UTILITIES</b>	Separately Metered
<b>POSSESSION DATE</b>	Immediately
<b>LANDLORD'S WORK</b>	Front entrance, rear exit, water line to unit, roughed in sanitary drainage, 4 ton RTU, electrical panel - 125A/120V 3Ph/4W-42 CCT



# Site Plan



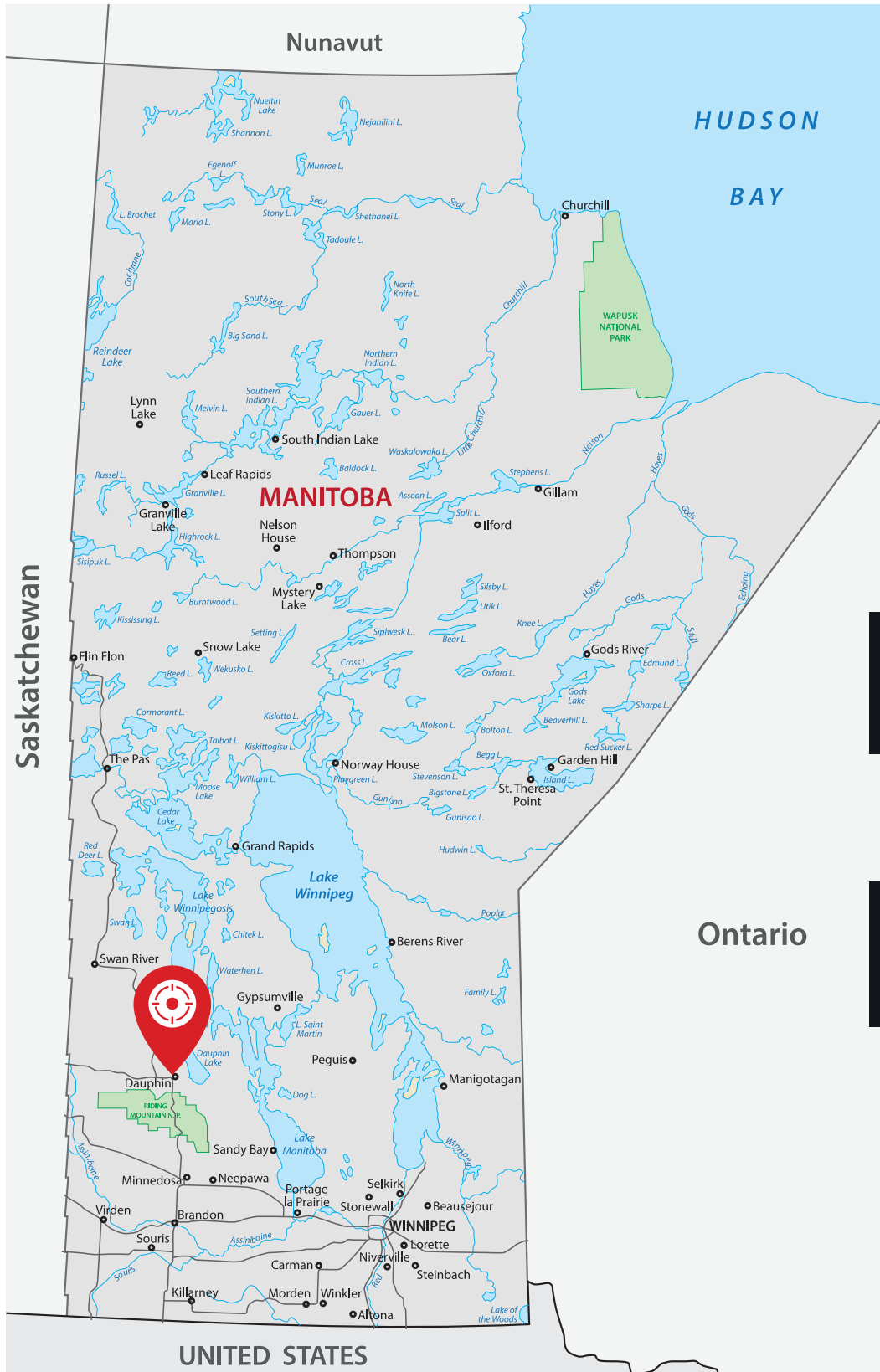
# Site Plan



# Retail Aerial



# Drive Time Analysis



**WINNIPEG**  
*207 minutes*



**BRANDON**  
*120 minutes*

# Demographics Analysis



## POPULATION



### Total Population

DAUPHIN	8,177
25 KM	10,824
50 KM	16,854
100 KM	40,437

## HOUSEHOLDS



### Total Households

DAUPHIN	3,916
25 KM	5,072
50 KM	7,818
100 KM	17,365

## POPULATION AT WORK



### Total Daytime Population at Work

DAUPHIN	6,019
25 KM	6,577
50 KM	9,165
100 KM	18,441

## HOUSEHOLD INCOME



### Average Household Income

DAUPHIN	\$72,945
1 KM	\$77,497
3 KM	\$75,093
5 KM	\$73,200

## MEDIAN AGE



### Median Age

DAUPHIN	43
25 KM	45
50 KM	47
100 KM	45

## PROJECTED HOUSEHOLD INCOME



### Projected Household Income (2029)

DAUPHIN	\$99,030
1 KM	\$104,656
3 KM	\$101,162
5 KM	\$106,127

## Contact

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