

RETAIL PAD SITE OPPORTUNITIES FOR LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

Millbrook Market

110 PTH #12 N, STEINBACH, MB



Future Residential Development



Pad Site A



Pad Site C

Future Commercial Strip



Property Details

LAND AREA

20.00 acres (+/-)

AVAILABLE AREA

Pad Site A	27,900 sq. ft. (+/-)
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Burger King	<i>Now Open!</i>
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Pad Site C	27,900 sq. ft. (+/-)
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Future Commercial Strip	30,430 sq. ft. (+/-)
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ZONING

C-MX

PARKING

Ample parking on-site
(amount based on final building footprint)

NET RENT

Land Lease - Net rent to be negotiated

ADDITIONAL RENT (2024)

Each Pad Site Area is responsible for a proportionate share of snow clearing and landscaping of internal roads and pond area. Property Taxes will be assessed on individual parcels or on a proportionate share.

HIGHLIGHTS

- Ideally situated in Steinbach's main retail node at the northwest corner of Highway 12 and Acres Drive
- Well-connected to the Trans-Canada Highway and the Emerson Border Crossing
- Only 60 km to Winnipeg
- Large trade area of over 85,000 people
- Zoned C-MX

Steinbach Retail Aerial



Steinbach, MB

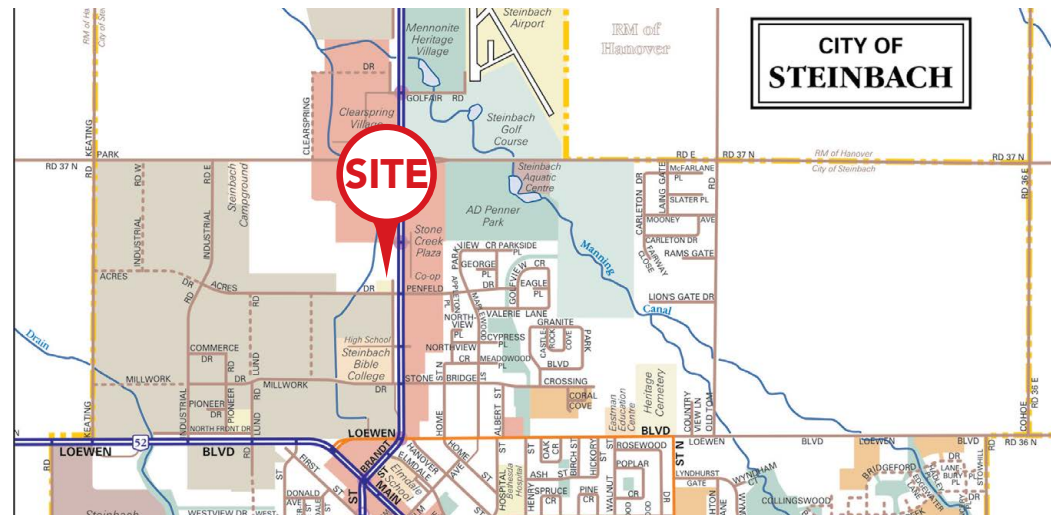
STEINBACH COMMUNITY PROFILE

Steinbach, Manitoba is the third-largest city in the province, located roughly 60 kilometres southeast of Winnipeg. Steinbach's population doubled in the last two decades, making it Manitoba's fastest-growing city. Home to more than 15,000 residents and counting, Steinbach also supports 60,000 people in its regional centre.

The prairie city's growing business sector continues to drive multi-million national and international businesses like Walmart and GM to its economic core.

Steinbach is home to national corporations, including Steinbach Credit Union, Manitoba's largest credit union. Loewen Windows and Richardson Pioneer have also made Steinbach home, further diversifying and expanding the city's bustling business market. The Biovail Corporation, one of the largest Canadian-owned pharmaceutical companies, manufactures its products out of Steinbach. Several other major exports include concrete as manufactured by Barkman Concrete. From pharmaceutical to agriculture – a variety of successful companies join Steinbach's economic sector each year.

- Located between Canada and U.S. border
- Second lowest tax rates in Manitoba
- Well connected to international companies



The Steinbach Advantage

THRIVING BUSINESS SECTOR



Steinbach's business sector is home to **thriving agriculture, trucking and manufacturing industries**. More than half of the commercial and industrial building permits in the city belong to local business owners and international entrepreneurs.

HIGHLY SKILLED WORKFORCE



As **Manitoba's fastest growing city**, Steinbach attracts highly skilled labour to its job sectors each year. Today, Steinbach's thriving economy supports more than 15,000 residents and counting.

STRONG TOURISM INDUSTRY



The Prairie city's state-of-the-art facilities like the Steinbach Aquatic Centre and the T.G. Smith Centre – Steinbach Arena houses several recreational programs including swimming and volleyball. Steinbach is also a **major thoroughfare for travelers** to and from the City of Winnipeg and the U.S. border.

COST-EFFECTIVE INVESTMENT

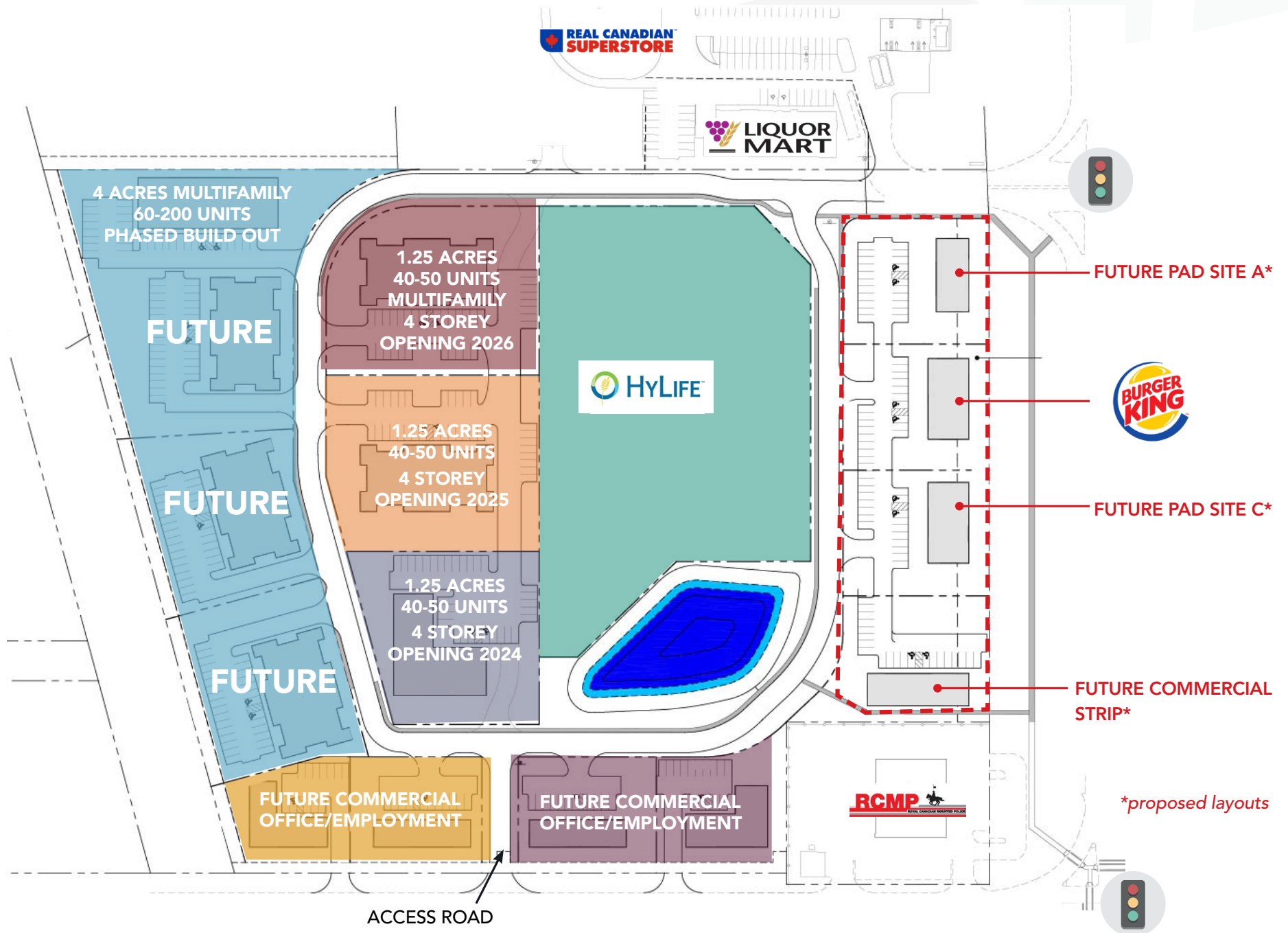


Steinbach boasts the **second lowest tax rates in Manitoba** – making this city the ideal place to start a business and grow a family.

Development Photographs



Site Plan



**proposed layouts*

Location Aerial



Demographic Analysis

POPULATION

Steinbach 25 minute drive time 35 minute drive time



Total Population (2023) 18,429 59,786 86,690

Projected Population (2030) 21,672 70,150 102,415

MEDIAN AGE

Steinbach 25 minute drive time 35 minute drive time



Median Age (2023) 34.0 32.7 34.0

HOUSEHOLD INCOME

Steinbach 25 minute drive time 35 minute drive time



Avg. Household Income (2023) \$87,276 \$95,400 \$100,481

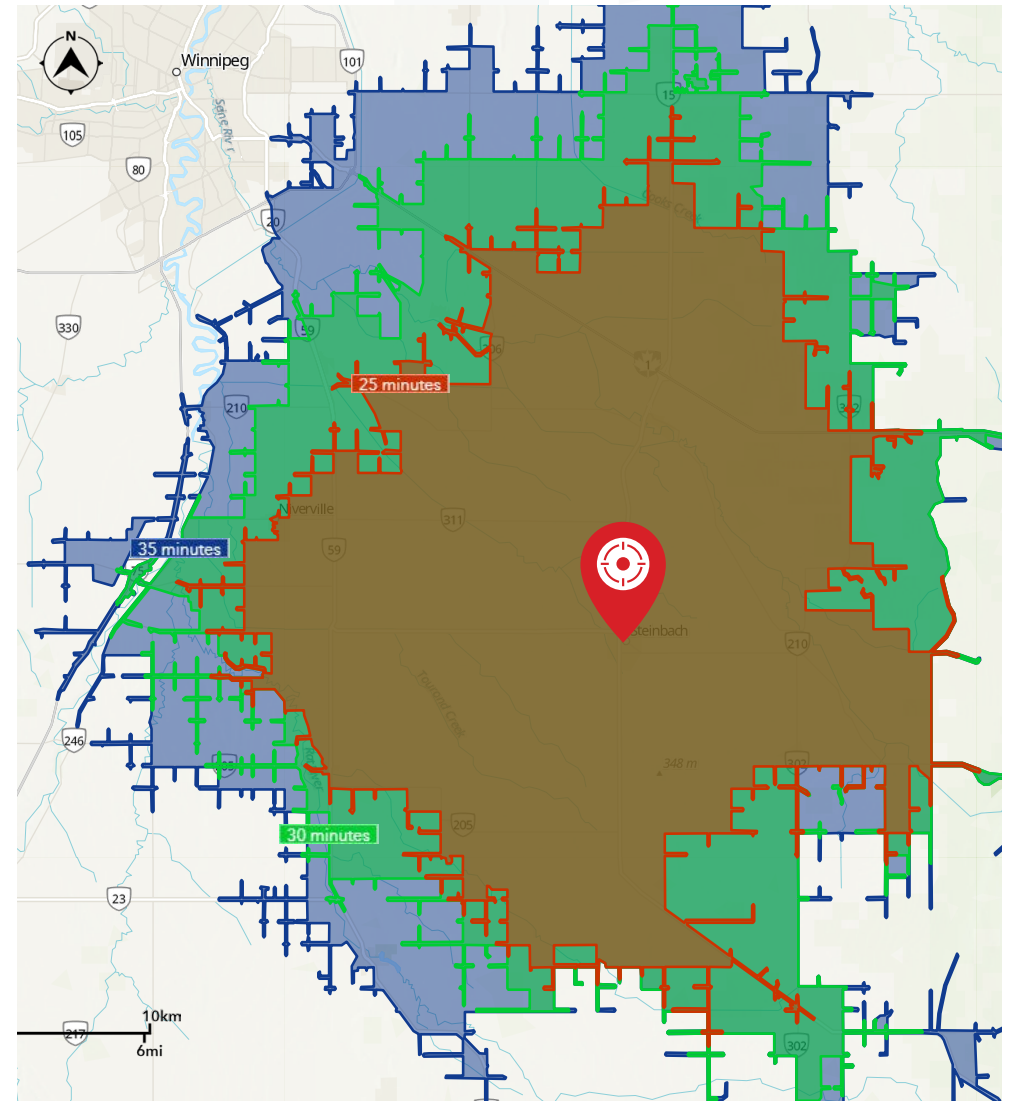
Projected Household Income (2030) \$124,614 \$131,049 \$137,027

HOUSEHOLDS

Steinbach 25 minute drive time 35 minute drive time



Total Households (2023) 6,978 20,203 29,406





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

RENNIE ZEGALSKI, Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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