

Morden Development Land

RETAIL DEVELOPMENT LAND FOR LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.



Morden, Manitoba



CENTRAL LOCATION

Morden is well-situated between the Pembina Valley region of southwest Manitoba and the United States border providing the city with both domestic and international travelers every day.



HIGH VISIBILITY

The City of Morden is located near the heart of Canada minutes away from its sister city, Winkler. Morden is ideally located on Highway 3 and visible to the approximately 12,000 vehicles daily.



HISTORICAL DOWNTOWN

The Stephen Street Retail District is the hub of Morden's historical downtown. Its more-than-one-kilometer stretch features commercial services, restaurants and specialized boutiques. During the annual Morden Corn & Apple Festival, the downtown welcomes approximately 70,000 visitors.



GROWING WORKFORCE

As one of Manitoba's fastest growing cities, Morden attracts thousands of newcomers with its low tax rates and bustling agriculture, manufacturing and tourism industries. Over the past ten years, the city's population increased by 11%, further adding to the city's young workforce.

POPULATION



	2020	2030 (Projected Total)
MORDEN	9,705	11,436
TRADE AREA	29,093	32,888

HOUSEHOLDS



	2020
MORDEN	3,821
TRADE AREA	7,615

HOUSEHOLD INCOME



	2020	2030 (Projected Total)
MORDEN	\$85,304	\$114,790
TRADE AREA	\$86,384	\$117,126

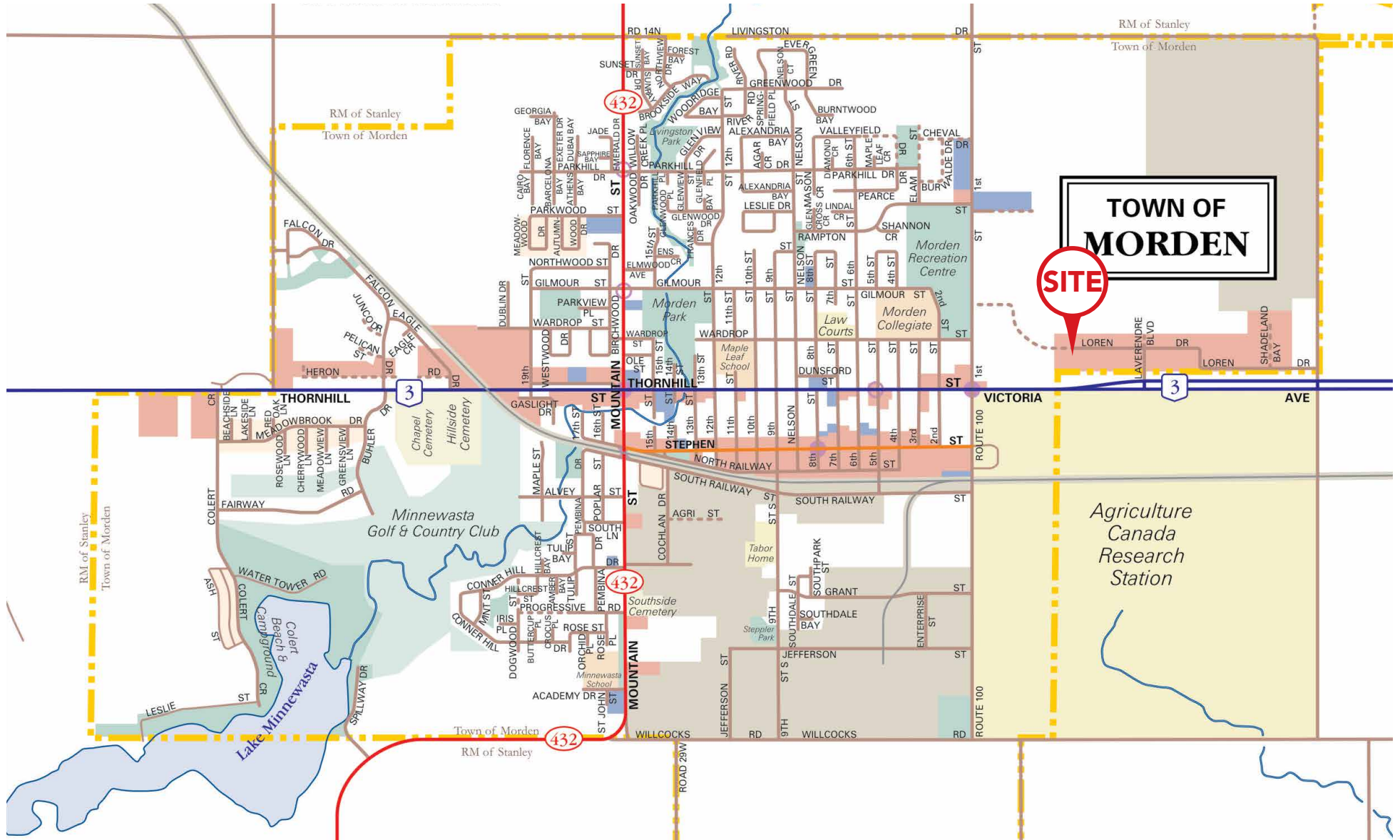


\$13.2M
NEW LOCAL COMMERCIAL
INVESTMENT SINCE 2018

Source - Esri Canada and Morden Economic Development



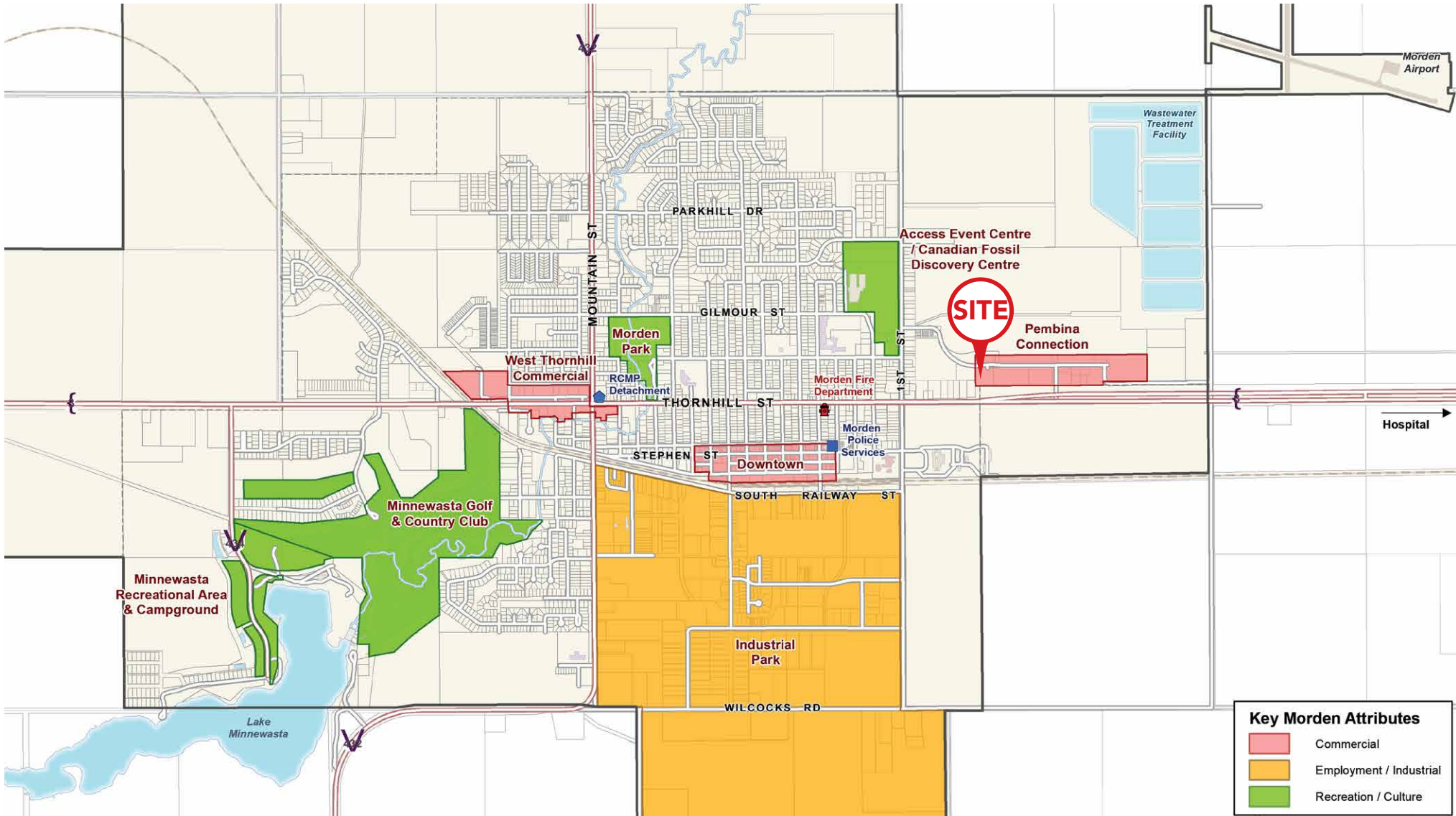
Morden City Map



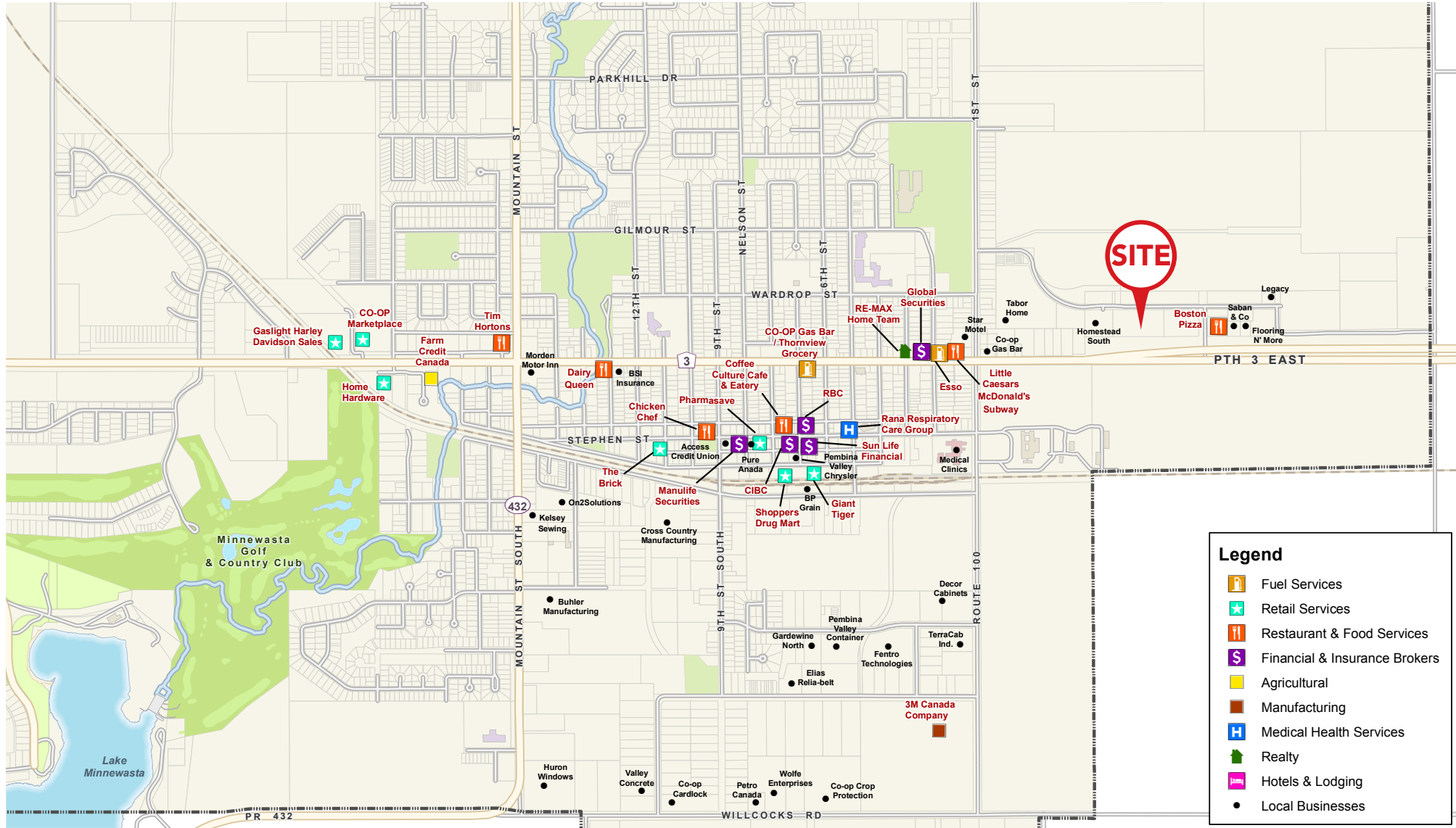
Existing Grocery Locations



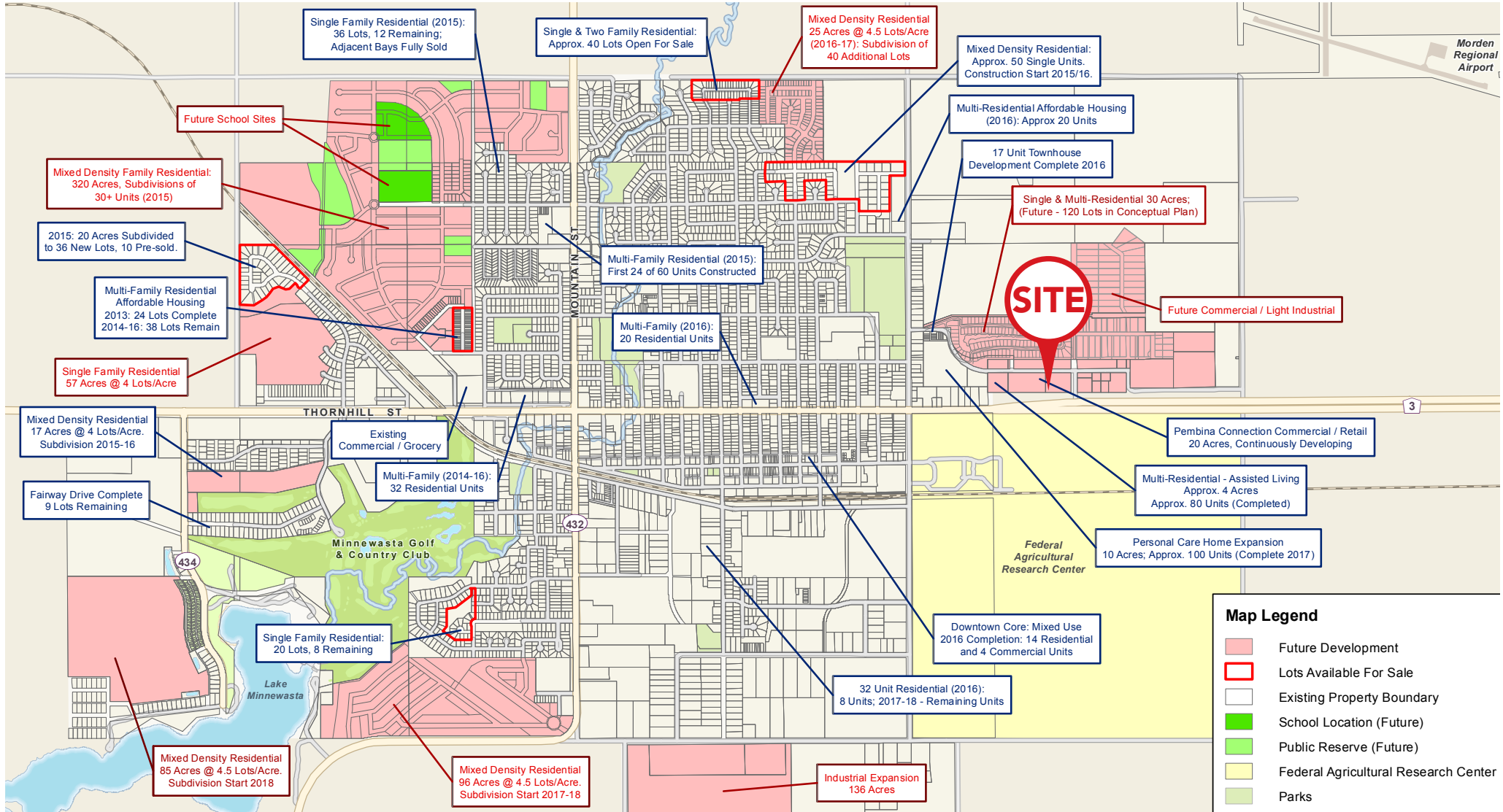
Morden Key Attribute Map



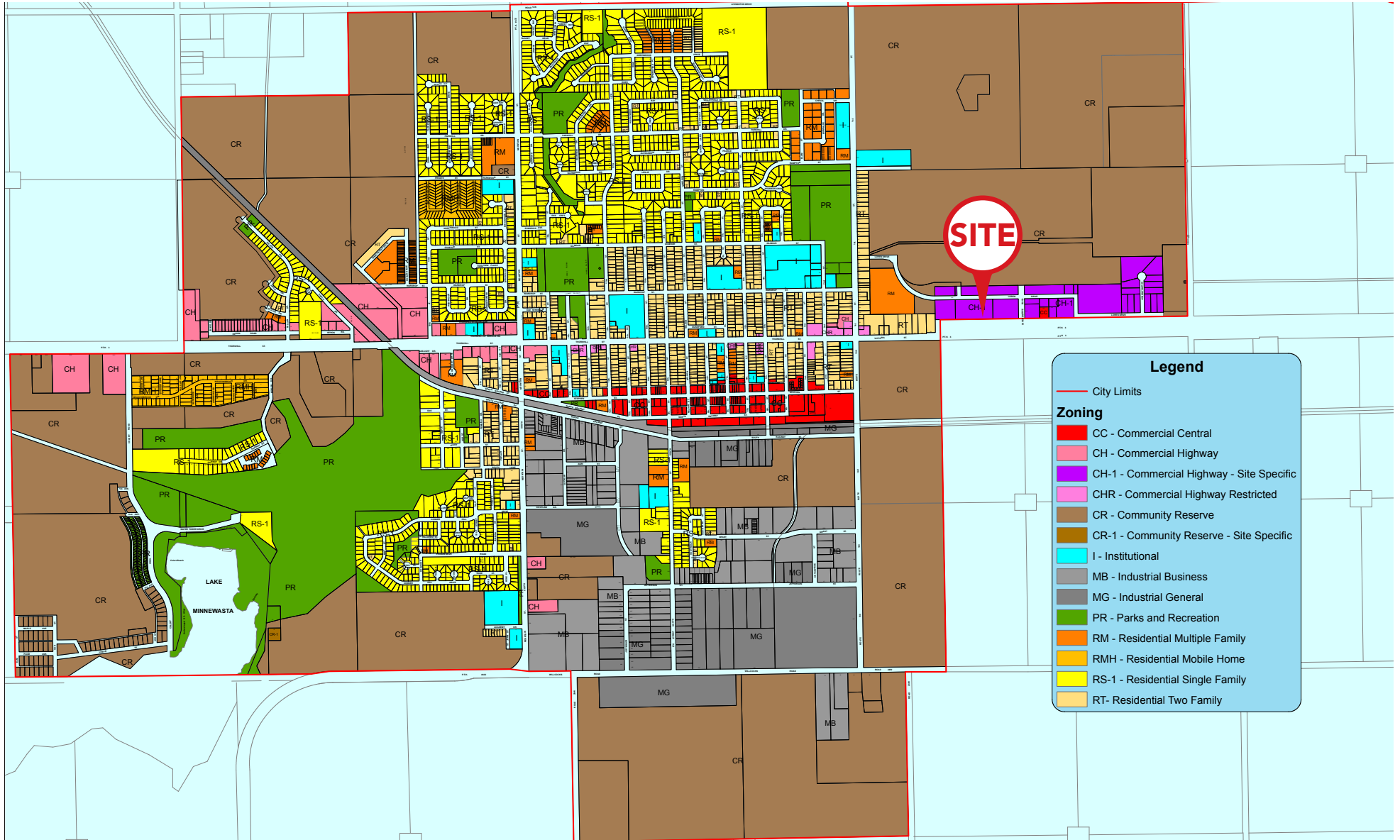
Retail Map



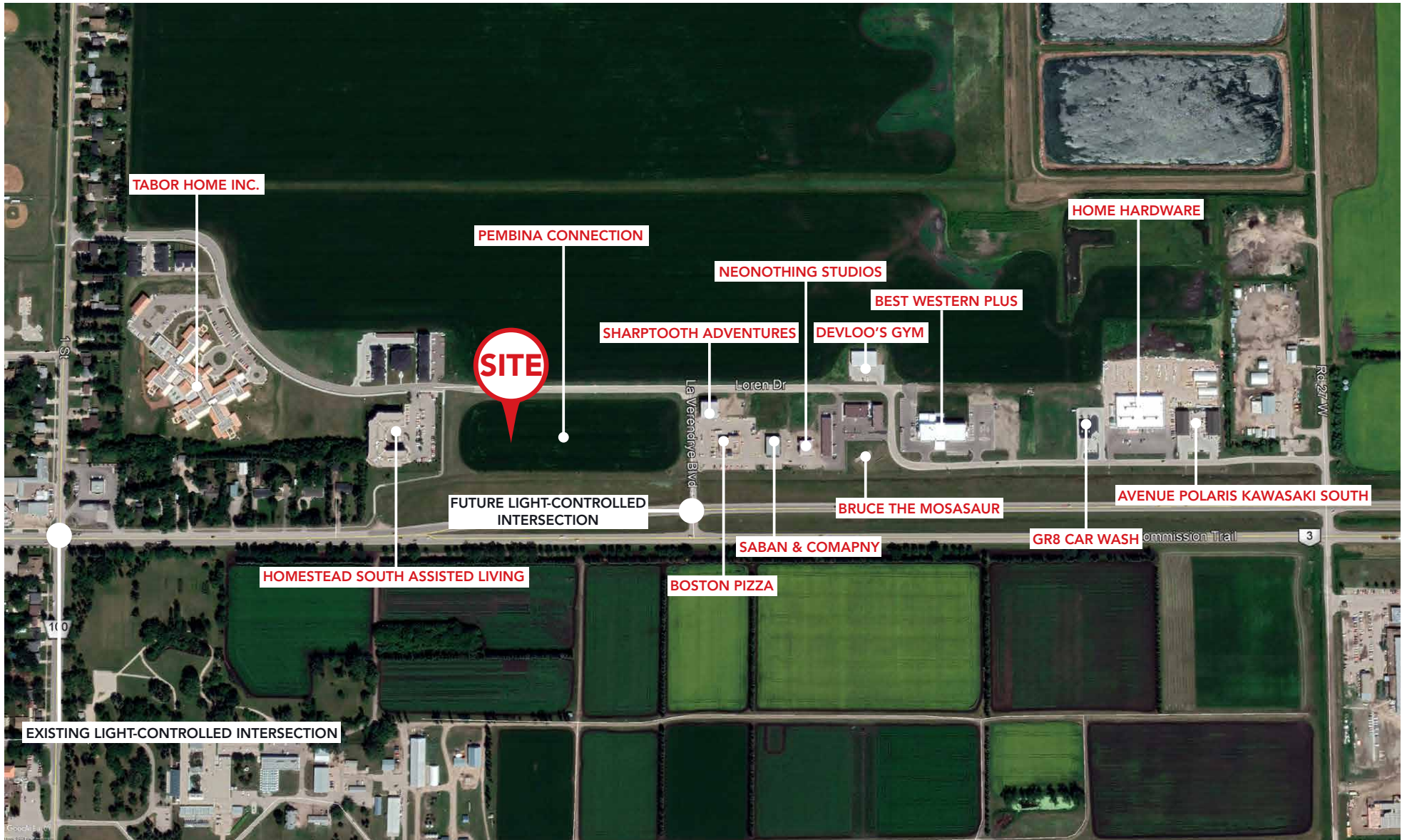
Development Outlook Map



Morden Zoning Map



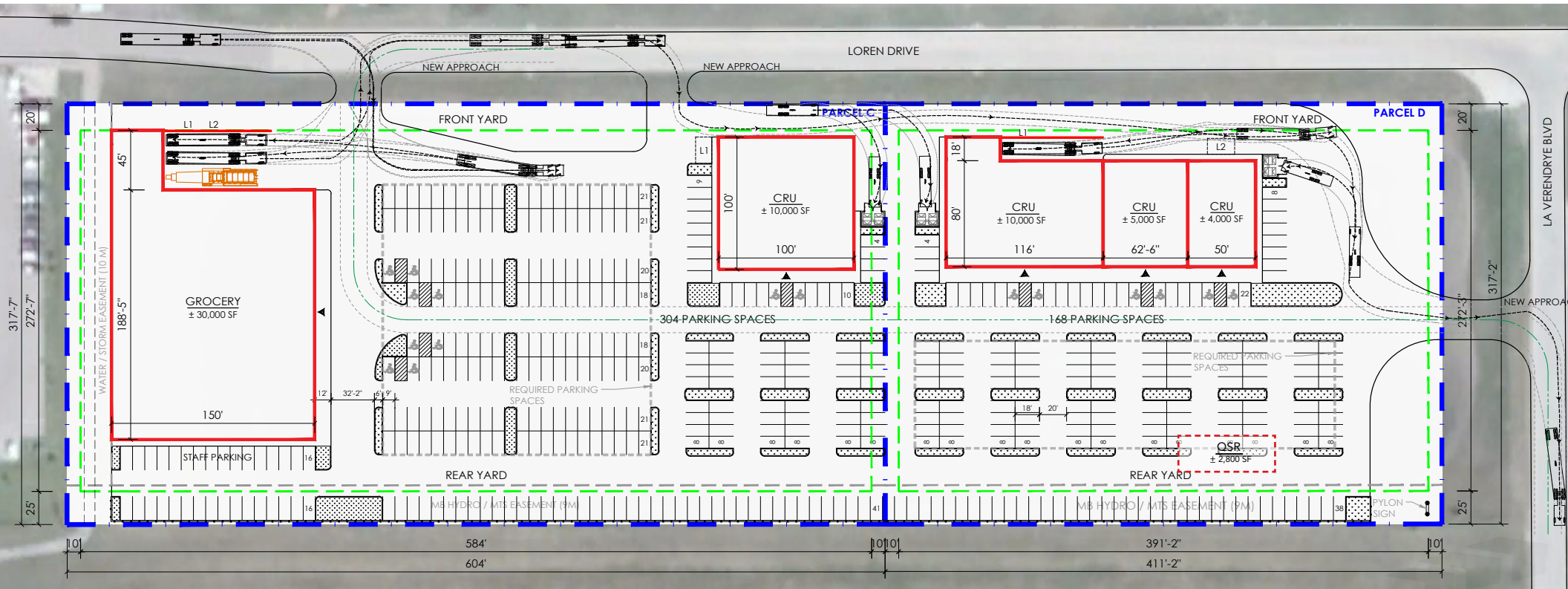
Site Area Overview



The Opportunity - 342-372 Loren Drive

- » Planned 60,000-70,000 sq. ft. (+/-) retail development of 7.68 acres on Highway 3 in Morden, Manitoba
- » 1,015 ft. of frontage on Highway 3
- » Boulevard cut on Highway 3 provides east and west highway access and egress via La Verendrye Boulevard with additional access and egress via Loren Drive
- » Currently zoned CH - Commercial Highway, the broadest commercial zoning designation in Morden allowing for a wide range of commercial and retail uses
- » Full support from the City of Morden
- » Located in Morden's new and rapidly expanding commercial corridor surrounded by recently completed retail, commercial, housing and hospitality developments

PROPOSED SITE PLAN BELOW:





CONTACT

RENNIE ZEGALSKI

Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

MARIO POSILLIPO

Senior Advisor - Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca

capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.