# FOR LEASE Mclvor Mall

1795 HENDERSON HIGHWAY, WINNIPEG, MB





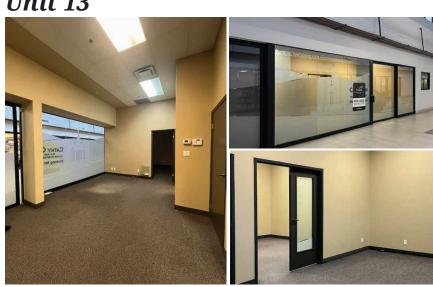
# **Property Overview**



### THE CENTRE

Surrounded by a well-established family community, McIvor Mall serves the mature neighbourhoods in North Kildonan. This 65,000 sq. ft. centre is anchored by a 25,000 sq. ft. No Frills supermarket and includes a variety of tenants such as Rexall Pharma Plus, McIvor Dental Centre, Team Insurance Broker, River East Medical, Subway, Almond Nail Bar, and more. With approximately 54,000 people living in the near proximity with an average annual household income of over \$100,000, McIvor Mall offers a convenient shopping venue for residents in the densely populated neighbourhood.

### **Unit 13**



### **Property Details**

CENTRE GLA (+/-)	65,000 sq. ft.	
AREA AVAILABLE (+/-)	Unit 4: 1,048 sq. ft. (Leased)   Unit 9A: 1,950 sq. ft.   Unit 13: 773 sq. ft.   Unit 17: 577 sq. ft.	
ZONING	C4 - Commercial	
AVAILABILITY	Immediately	
NET RENT	\$23.00 - \$26.00 per sq. ft.	
ADDITIONAL RENT (2023)	\$14.03 per sq. ft. (plus 5% mgmt. fee of gross rent) (inclusive of water, gas and hydro)	
HIGHLIGHTS		

- Anchored mall with over 30,000 passersby each day
- Ample on-site parking located off of light controlled intersection
- Located within the established North Kildonan neighbourhood

## Unit 9A

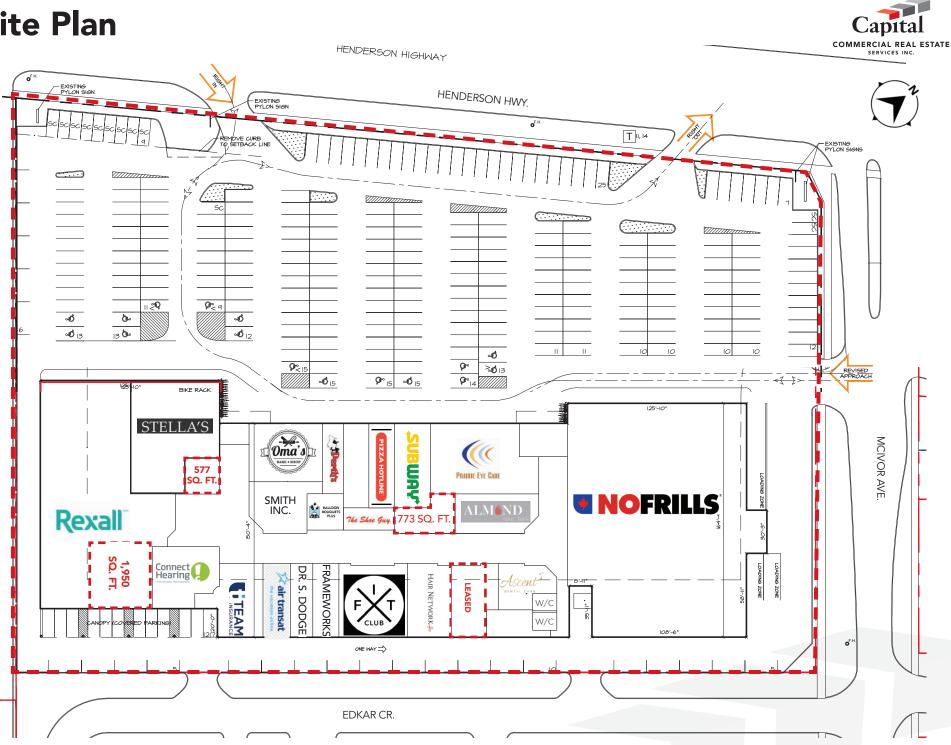
#### **UNIT 9A HIGHLIGHTS**

- Turnkey medical opportunity with seven treatment/clinic rooms, two offices, large reception
- Medical tenant to have additional property signage opportunities
- Potential rent subsidies available for medical tenancies



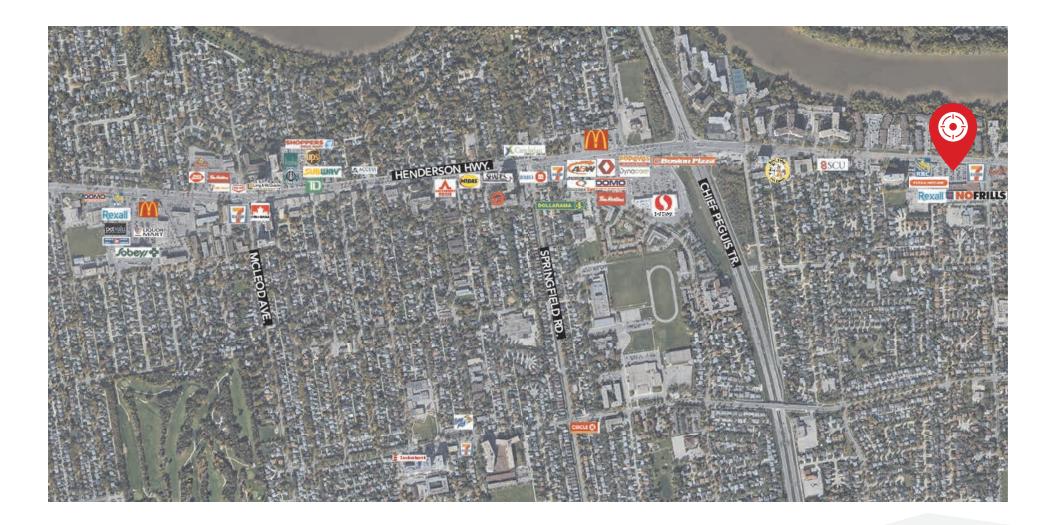


# Site Plan









# **Demographic Analysis**

### POPULATION

	2020	<b>2030</b> (f)
1 KM	8,989	9,119
3 KM	51,829	55,300
5 KM	125,053	135,228

#### **MEDIAN AGE**

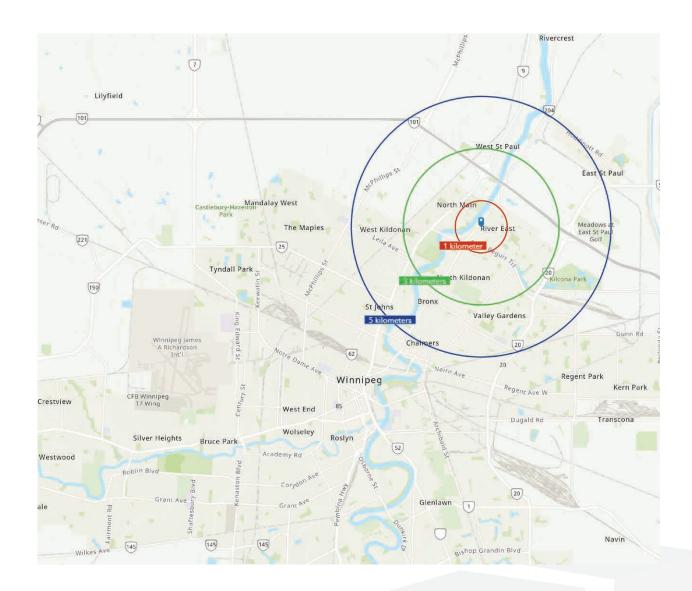
	Median Age
1 KM	50.1
3 KM	42.4
5 KM	39.9

### HOUSEHOLD INCOME

	2020	<b>2030</b> (f)
1 KM	\$79,303	\$101,587
3 KM	\$99,465	\$128,690
5 KM	\$97,934	\$128,901

#### HOUSEHOLDS

	Total Households
1 KM	4,308
3 KM	20,978
5 KM	48,281







McIvor Mall

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