

FOR LEASE

2501 McPhillips Street

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ Prominent Retail Opportunity on McPhillips Street ~



*Concept Rendering

2501 McPhillips Street

Property Details

AREA AVAILABLE (+/-) 1,400 - 4,200 sq. ft.

NET RENT Starting at \$32.00 per sq. ft.

ADDITIONAL RENT (est. 2024) \$5.88 per sq. ft. plus mgmt. fee

PYLON SIGN RENTAL \$125-\$250/month (subject to availability)

AVAILABILITY Immediately

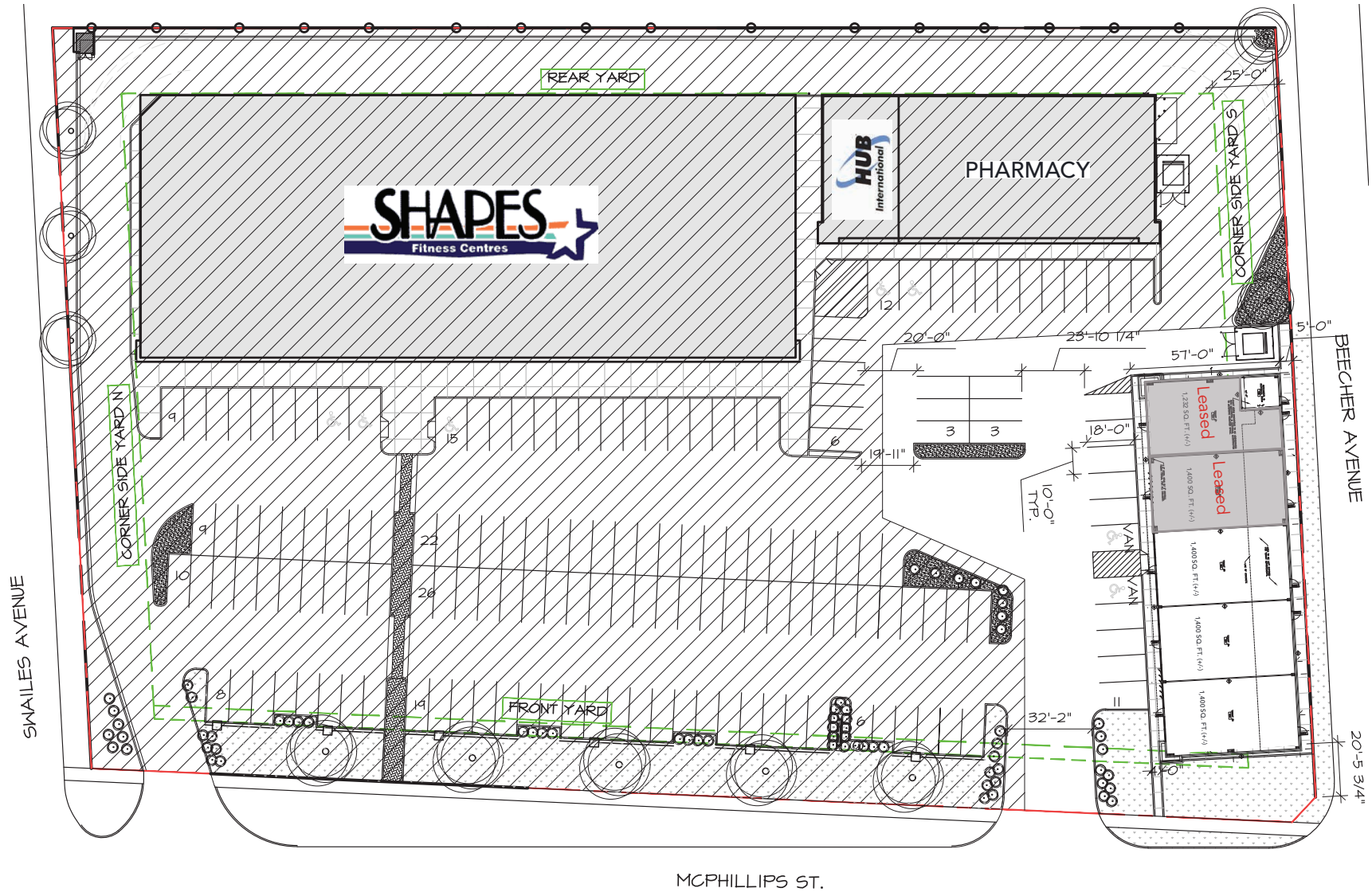
HIGHLIGHTS

- Join Shapes Fitness and Hub Insurance
- High traffic centre with pylon signage opportunity along McPhillips Street
- Ample on-site parking



2501 McPhillips Street

Site Plan



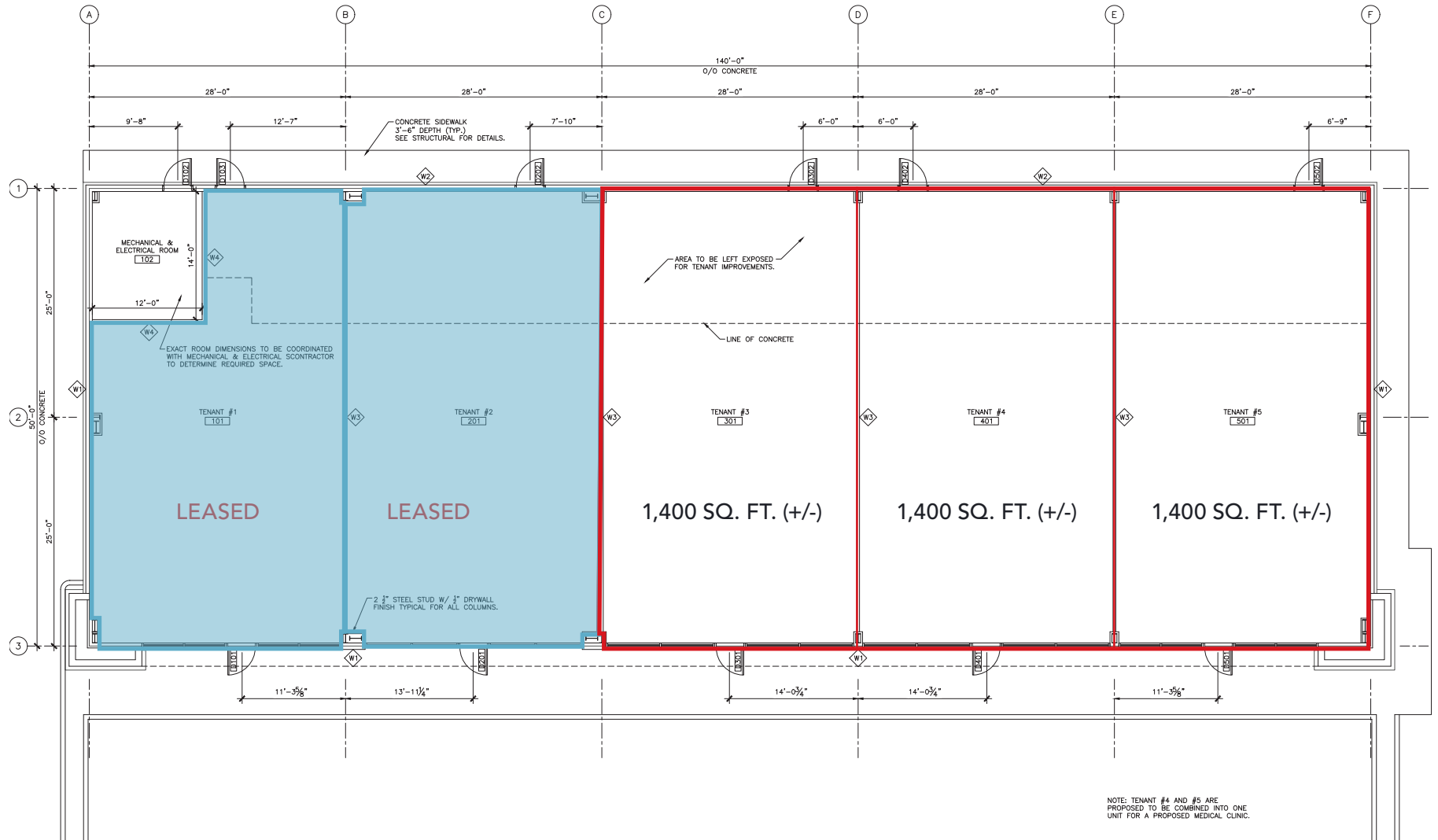
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Retail Aerial



2501 McPhillips Street

Floor Plan



2501 McPhillips Street

Demographic Analysis

POPULATION



	2022	2027 (f)
1 KM	4,406	5,363
3 KM	59,745	64,517
5 KM	156,965	166,198

MEDIAN AGE



	Median Age
1 KM	38
3 KM	38
5 KM	38

HOUSEHOLD INCOME

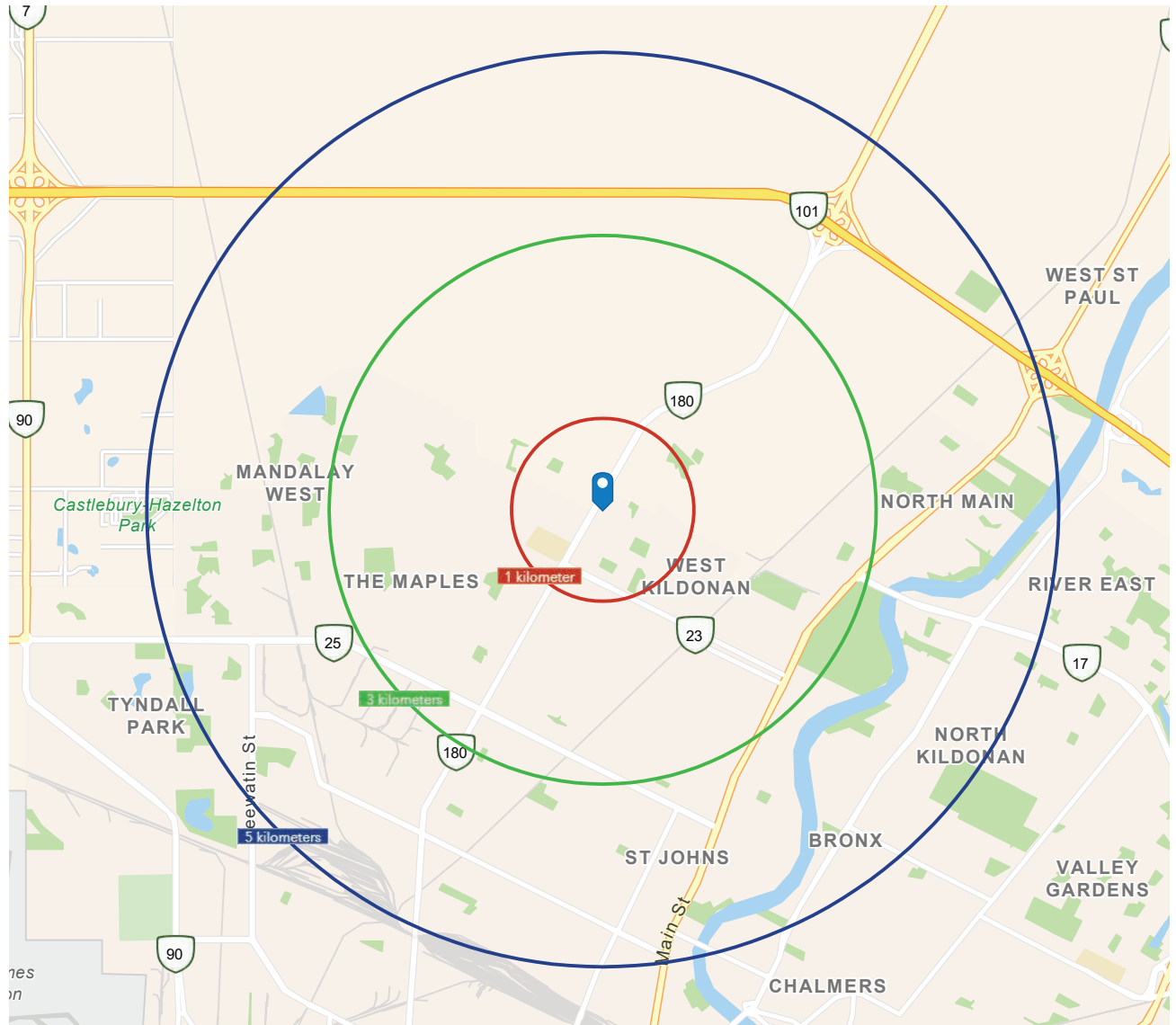


	2022	2027 (f)
1 KM	\$99,278	\$117,319
3 KM	\$96,370	\$113,419
5 KM	\$89,839	\$105,708

HOUSEHOLDS



	Total Households
1 KM	1,604
3 KM	20,207
5 KM	55,308





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