

**FOR LEASE**

# **2501 McPhillips Street**

WINNIPEG, MB



*~ Prominent Retail Opportunity on McPhillips Street ~*



\*Concept Rendering

# 2501 McPhillips Street

## Property Details

AREA AVAILABLE (+/-) 1,400 - 5,600 sq. ft.

---

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

---

ADDITIONAL RENT (est. 2023) \$5.88 per sq. ft. plus mgmt. fee

---

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

---

AVAILABILITY Summer 2024

---

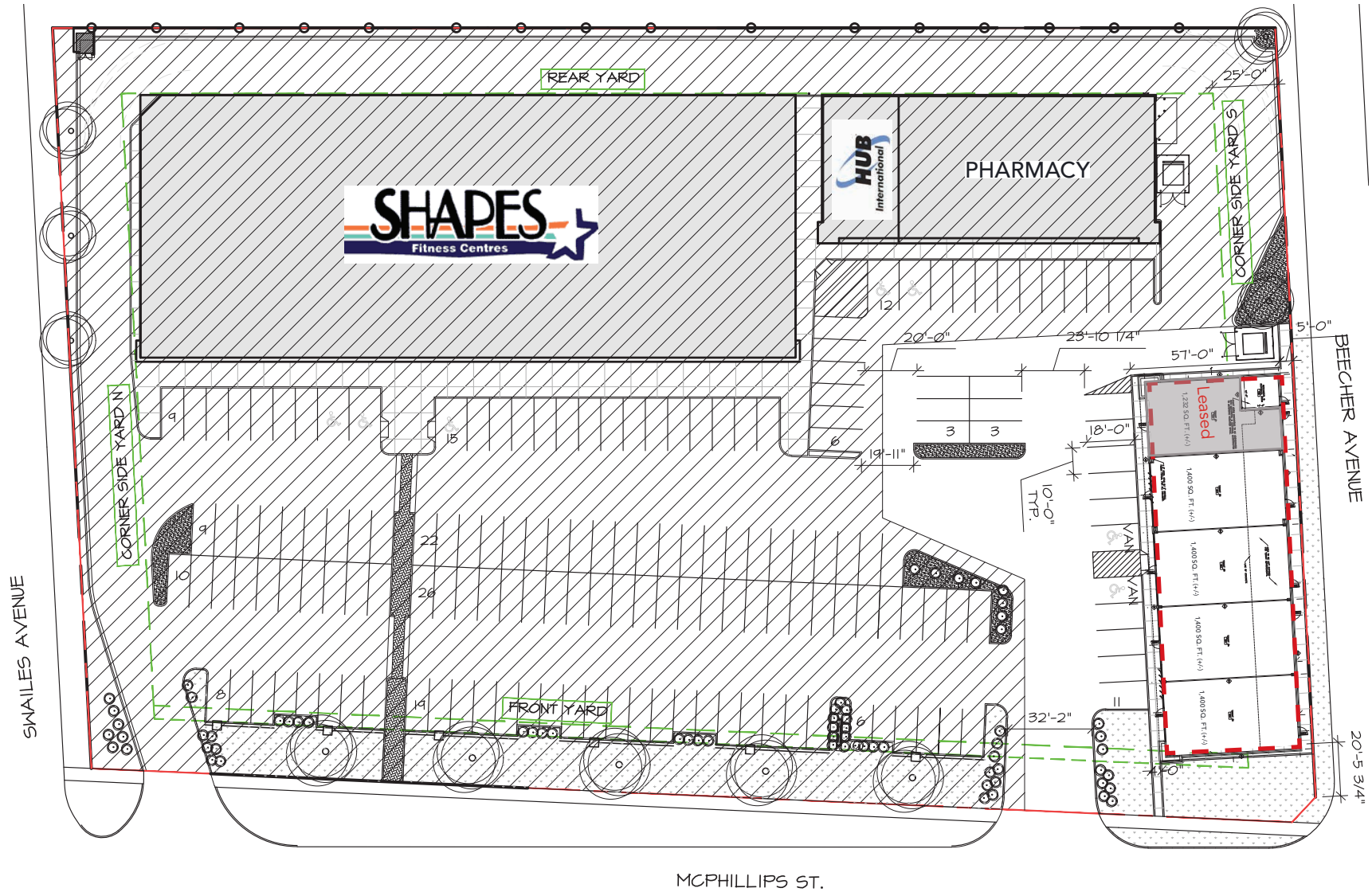
### HIGHLIGHTS

- 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



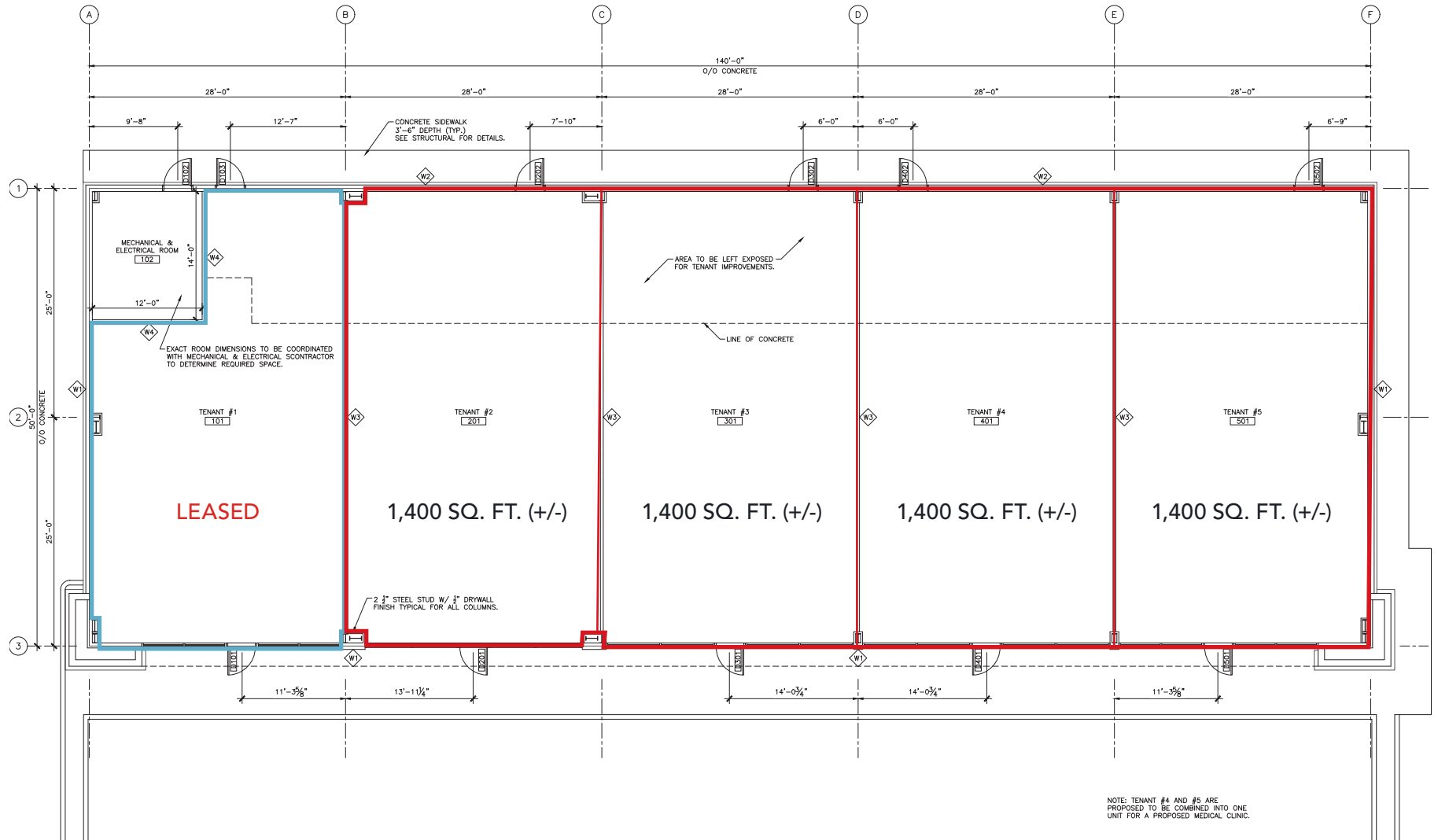
# 2501 McPhillips Street

## 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

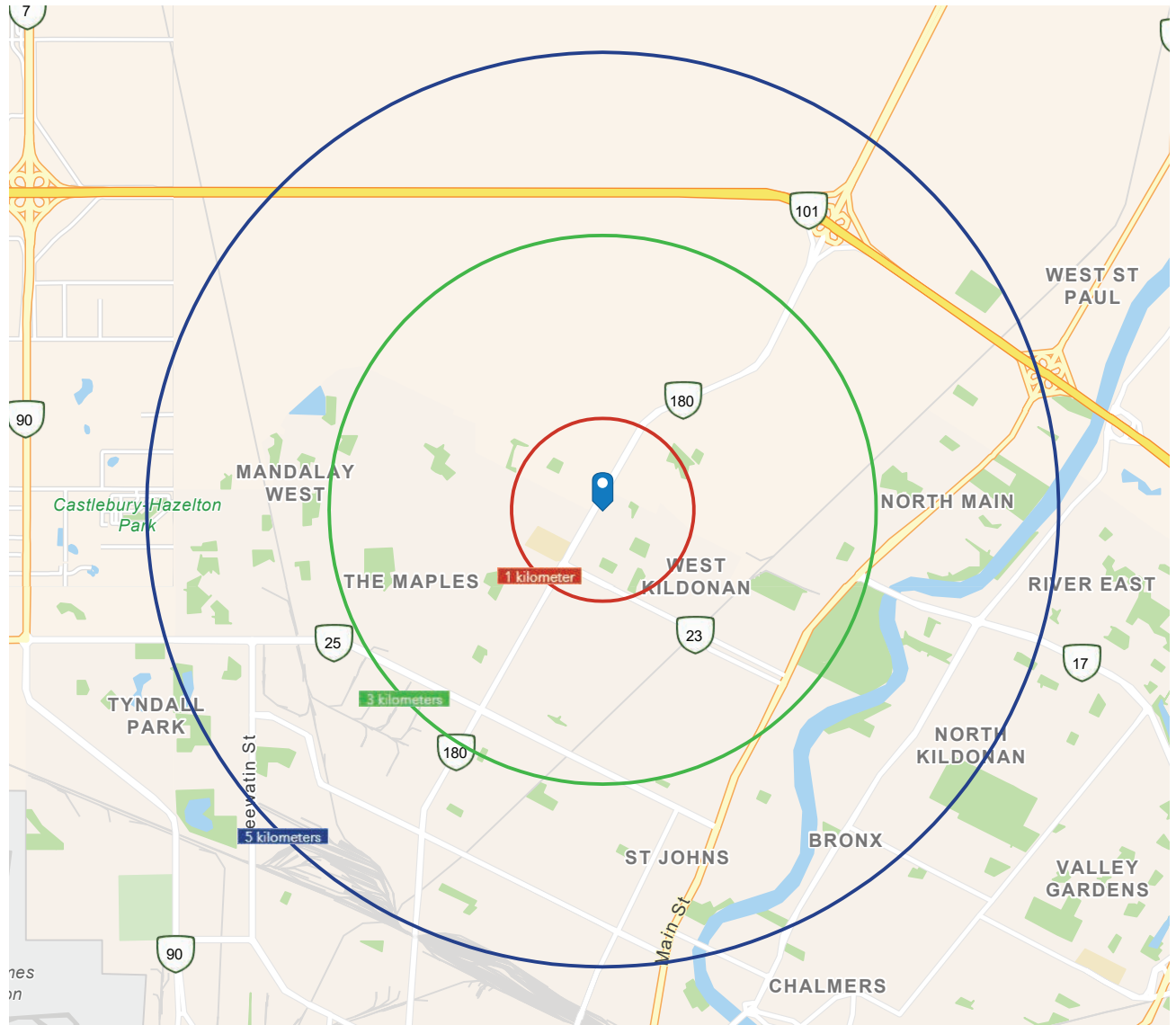


	2022	2027 (f)
1 KM	\$99,278	\$117,319
3 KM	\$96,370	\$113,419
5 KM	\$89,839	\$105,708

### HOUSEHOLDS



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





COMMERCIAL REAL ESTATE  
SERVICES INC.

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

### **Brett Chartier**

Associate Vice President, Sales & Leasing

(204) 985-1366

[brett.chartier@capitalgrp.ca](mailto:brett.chartier@capitalgrp.ca)

*Services provided by Brett Chartier Personal Real Estate Corporation*

### **Presley Bordian**

Senior Advisor, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@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.