

~ Developed Retail Space on Corydon Avenue ~



**FOR LEASE**

**782 Corydon Avenue**

**WINNIPEG, MB**

BRETT CHARTIER, Associate Vice President, Sales & Leasing  
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Services provided by Brett Chartier Personal Real Estate Corporation

  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

# Property Details

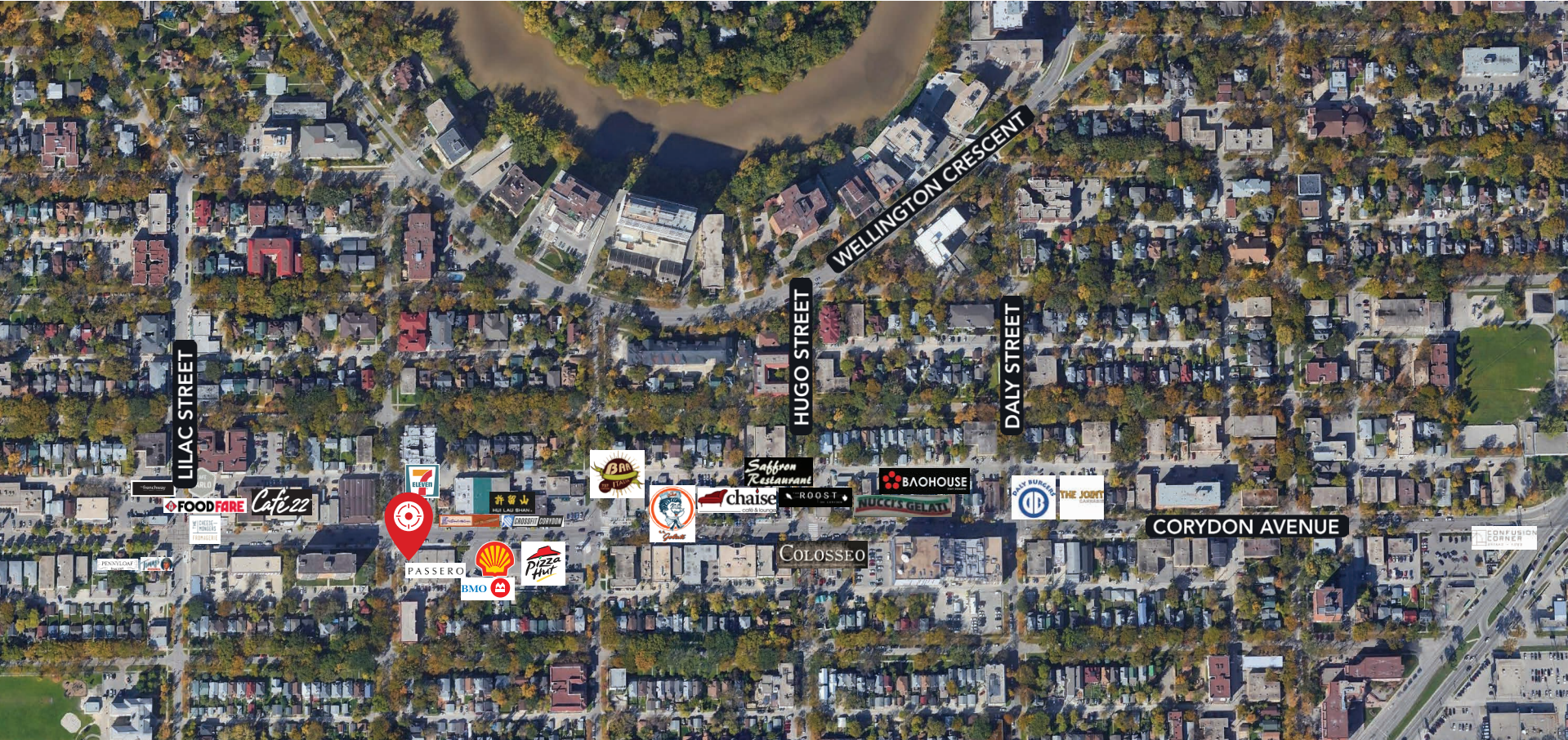
AREA AVAILABLE (+/-) 1,128 sq. ft.

NET RENTAL RATE \$32.00 per sq. ft.

ADDITIONAL RENT \$8.42 per sq. ft. (est. 2024) (inclusive of water and garbage removal) plus mgmt. fee of 5% of net rent

AVAILABILITY January 1, 2025

## RETAIL AERIAL



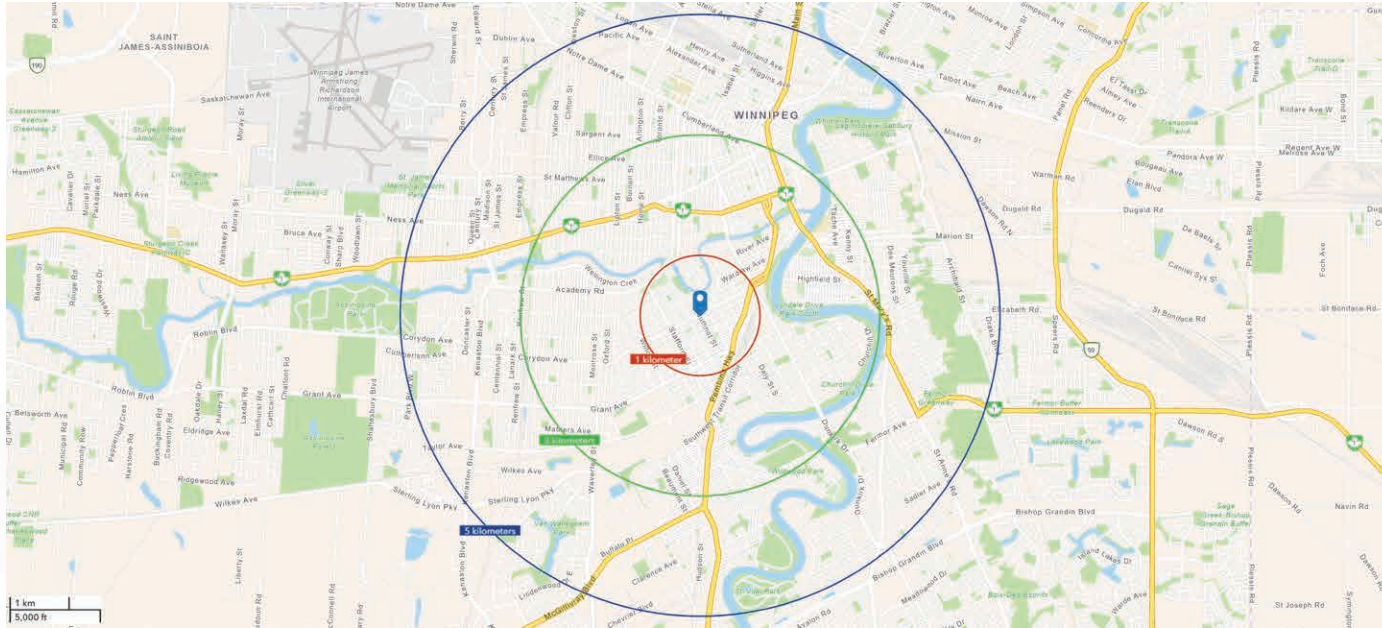
# Site Plan



# Interior Photos



# Demographic Analysis



## POPULATION

1 KM 3 KM 5 KM

Total Population (2024) **13,903** **108,468** **222,930**

Total Population (f) **14,381** **116,926** **239,181**



## INCOME

1 KM 3 KM 5 KM

Avg. Household Income (2024) **\$100,276** **\$92,393** **\$96,120**

Avg. Household Income (f) **\$117,752** **\$106,984** **\$111,692**



## MEDIAN AGE

1 KM 3 KM 5 KM

Median Age (2024) **38.4** **37.8** **38.5**



## HOUSEHOLDS

1 KM 3 KM 5 KM

Total Households (2024) **7,437** **53,925** **103,163**





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# SO OVER IT

## Contact

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