

FOR LEASE | NEW RETAIL DEVELOPMENT OPPORTUNITY



# 784-786 CORYDON AVENUE

WINNIPEG, MB



*\*Concept Rendering*

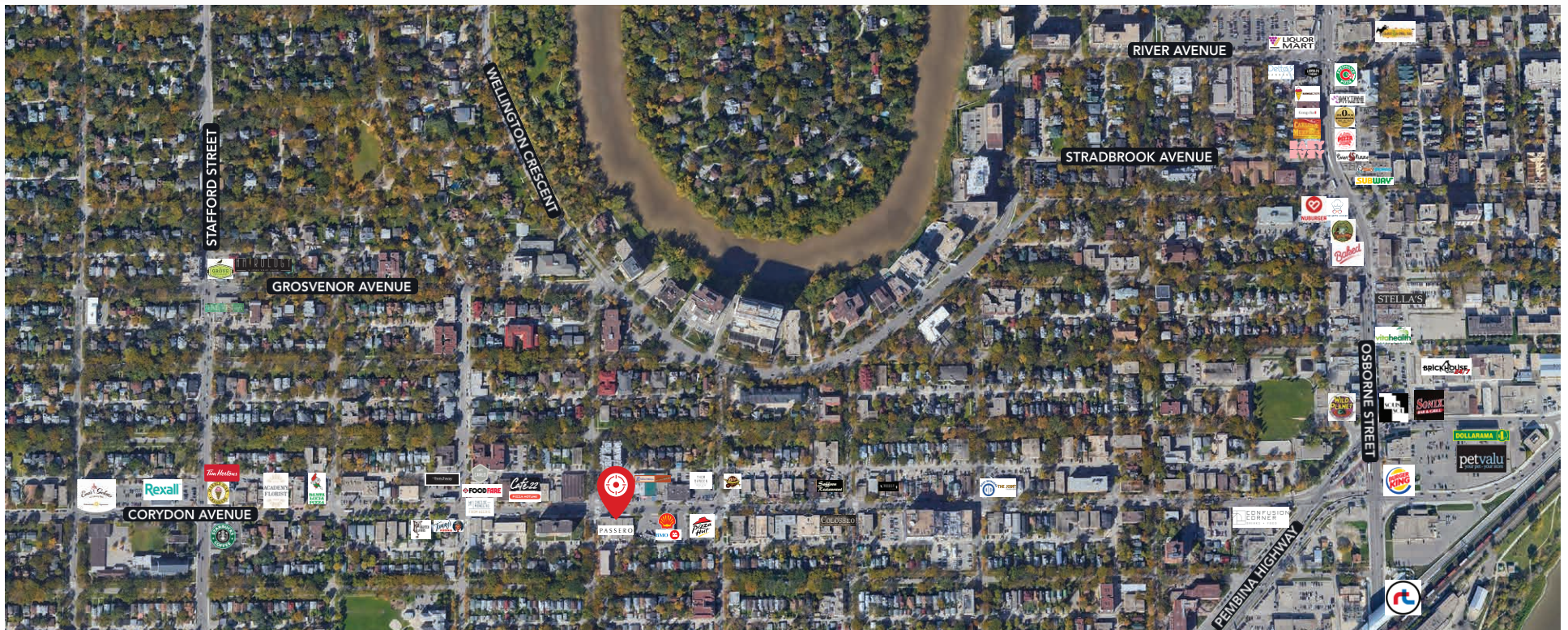
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*Services provided by Brett Chartier Personal Real Estate Corporation*

# PROPERTY DETAILS

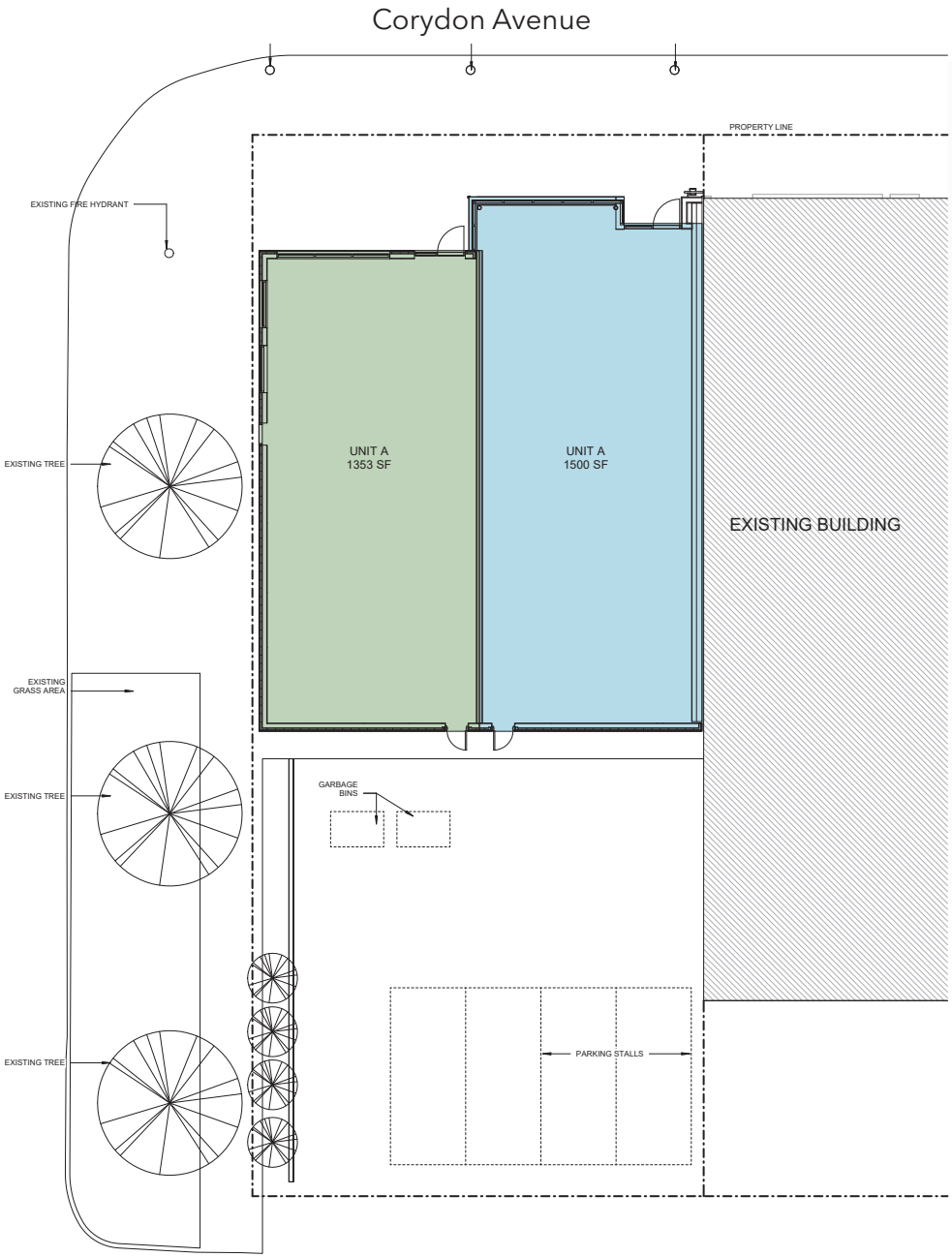
<b>AREA AVAILABLE (+/-)</b>	Unit 784:	1,500 sq. ft.
	Unit 786:	1,353 sq. ft.
	Unit 784 & 786:	2,853 sq. ft. (combined)
<b>NET RENTAL RATE</b>	Starting at \$32.00 per sq. ft.	
<b>ADDITIONAL RENT</b>	\$8.49 per sq. ft. (est. 2026) <i>plus 5% mgmt. fee of Net Rent</i>	
<b>PARKING</b>	Parking located at the rear of building, plus street parking	
<b>AVAILABILITY</b>	Fall 2026	

## PROPERTY HIGHLIGHTS

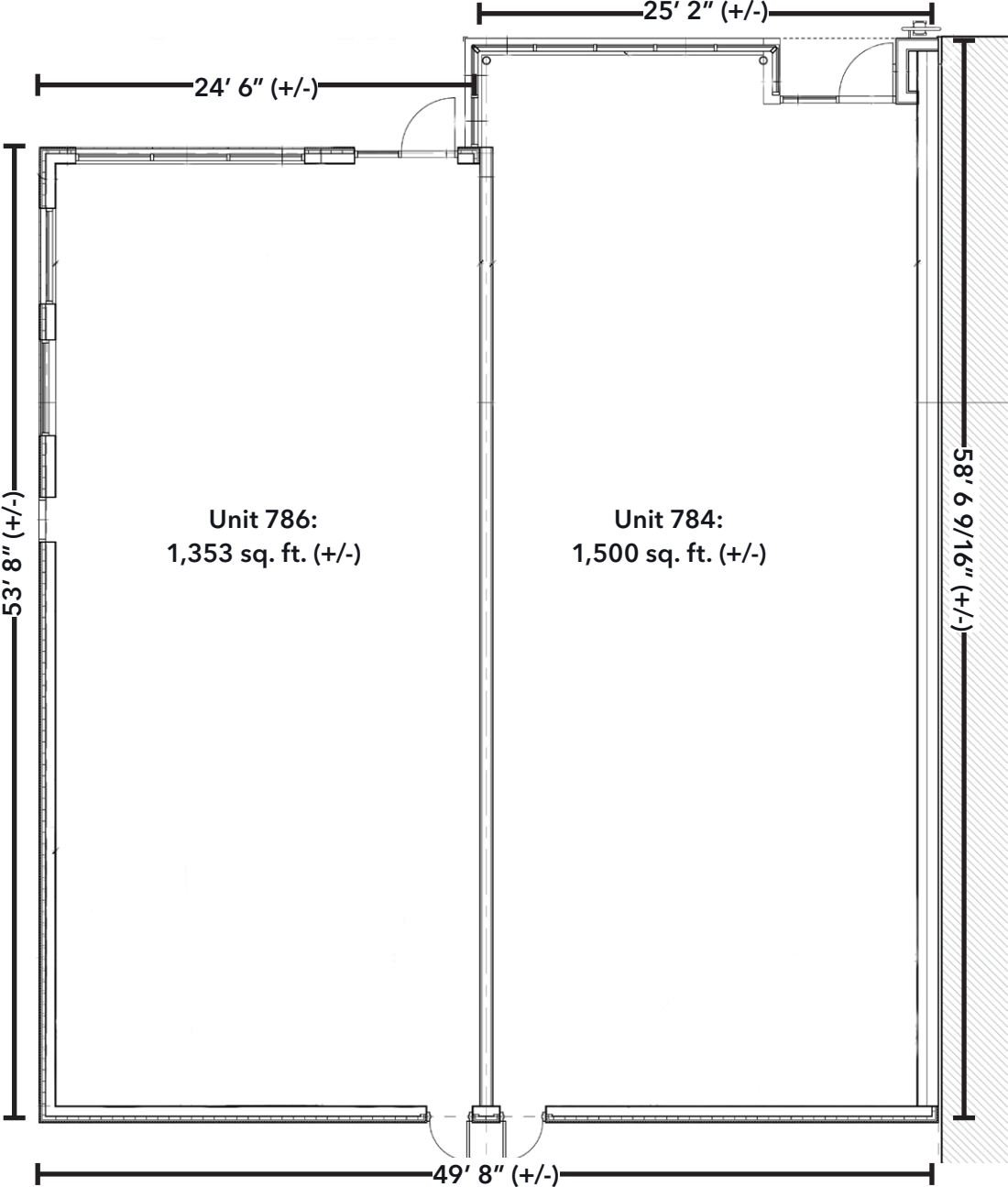
- New retail development
- Ideally located on Corydon Avenue
- High-visibility location with strong vehicle and foot traffic
- Well-situated in a densely populated neighbourhood



# SITE PLAN



# FLOOR PLAN



# DEMOGRAPHICS



## POPULATION

Total Population

1 km	3 km	5 km
14,834	115,230	235,906

Projected Population (2030)

1 km	3 km	5 km
15,242	120,130	245,608



## MEDIAN AGE

Median Age

1 km	3 km	5 km
38.0	37.1	37.7



## HOUSEHOLD INCOME

Avg. Household Income

1 km	3km	5km
\$103,251	\$98,169	\$101,641

Proj. Household Income (2030)

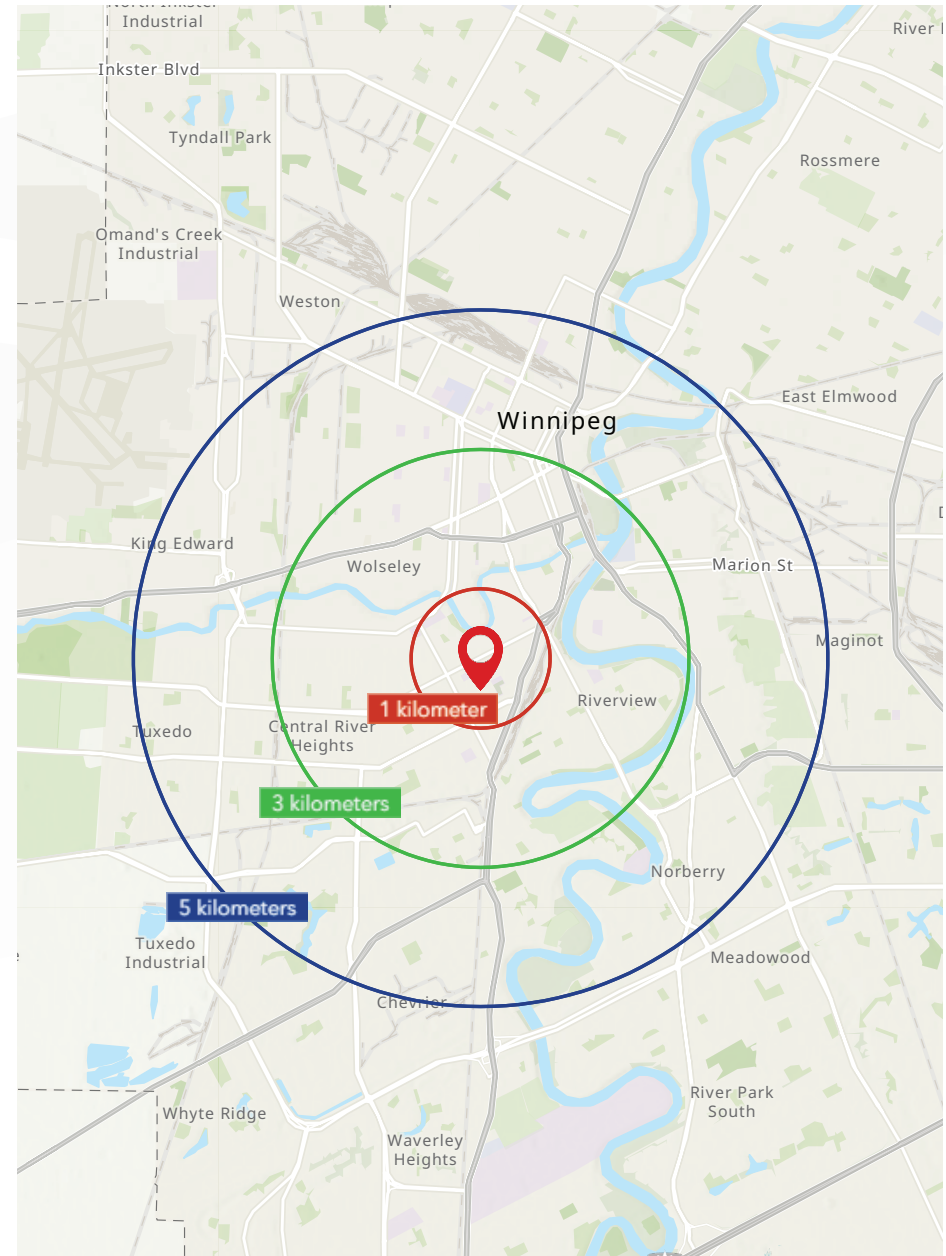
1 km	3km	5km
\$119,610	\$112,921	\$117,217



## HOUSEHOLDS

Total Households

1 km	3 km	5km
7,637	54,836	105,652





COMMERCIAL REAL ESTATE  
SERVICES INC.



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## Contact

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