



**1320**

**CONCORIDA AVENUE**  
WINNIPEG, MANITOBA  
**PAD SITE AVAILABLE**

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**AVISON  
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# 1320 CONCORDIA AVENUE

## DETAILS AND INTERIOR IMAGES

### AREA HIGHLIGHTS

- A one acre pad site opportunity next door to the fully leased 11,722 sf Harbourview Village strip mall
- Ideal for restaurants, gas stations and medical related users who require close proximity to Concordia Hospital
- Strategic location on Concordia which is the entrance and main tributary for the rapidly growing and affluent Harbourview South, with connections to the established neighbourhood of Valley Gardens and Eaglemere
- Located between the expanding Peguis St, and the major artery of Lagimodiere Blvd
- Just minutes from the major retail node of Regent / Lagimodiere with over 3 million sf of space
- Immediately adjacent to over 280 garden apartment units
- One block away from Concordia Hospital with over 1,300 employees, Concordia Village with over 280 suites, Concordia Place with over 140 beds, and the Concordia Hip and Knee Institute
- Surrounding prominent retailers include: Walmart, Home Depot, Costco, Superstore, Lowes, Canadian Tire, Safeway, Shoppers Drug Mart
- Located on the major bus route line Grey #44

### KEY FEATURES

- Building size: 5,000 – 14,000 sf
- Land size: 1 acre
- Pad site available
- Zoning: C2 (with some restrictions)
- Over 43,000 vehicles use Hwy 59 daily and over 13,000 vehicles drive on Concordia daily
- Available immediately
- **Net rent: TBD**
- **CAM/Tax: TBD**

### DEMOGRAPHICS WITHIN A 3KM RADIUS OF 1320



### HOUSEHOLDS



1,793

### AGE BY GENDER



42.90  
AVERAGE FEMALE AGE



39.30  
AVERAGE MALE AGE

### INCOME



\$115,311  
AVERAGE HOUSEHOLD INCOME



\$95,797  
MEDIAN HOUSEHOLD INCOME

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## SITE PLANS



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## SURROUNDING AREA



**AVISON  
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CANADA BEST  
MANAGED  
COMPANIES

Platinum  
member