



3554-
3564

PEMBINA HIGHWAY
ST. NORBERT, MANITOBA

2 RETAIL / OFFICE UNITS AVAILABLE

Partnership. Performance.

Kyra Winfield
Senior Associate
D 204.560.1506
kyra.winfield@avisonyoung.com

Matt Odger
Associate
D 204.560.1512
matt.odger@avisonyoung.com

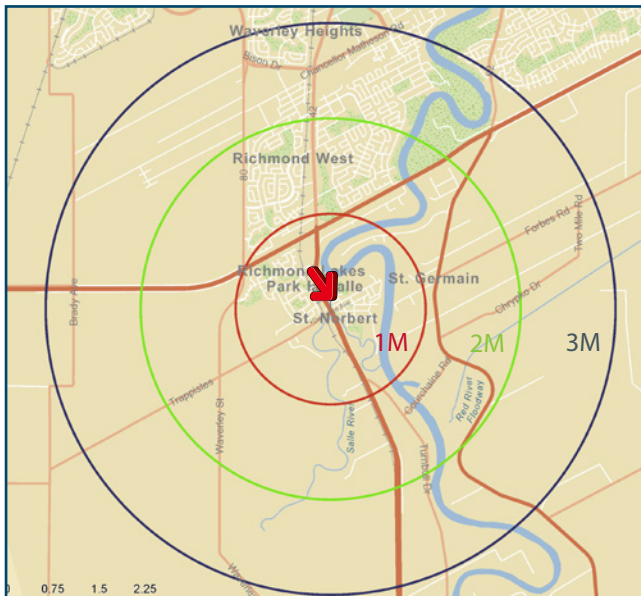


Platinum member

3554-3564 Pembina Highway

DETAILS & DEMOGRAPHICS

- Space available:
Unit 3558: 1,100 sf
Unit 3560: 1,050 sf
- Unit 3558 – previous used as a daycare: sublease expires March 21, 2027
- Unit 3560 – previously a dental office: sublease expires March 21, 2027
- Prominent exposure
- High traffic location – 32,000 vehicles pass by on a daily basis (2015 City of Winnipeg)
- Walking distance to St. Norbert's Farmers Market and Collège St. Norbert Collegiate
- Landlord will redesign to suit
- Abundant parking
- Busy medical/pharmacy and other tenants provide clientele
- Future mall enhancements
- Zoning: C2
- **Lease rate: starting at \$19.00 psf/annum**
- **CAM/Tax: \$7.65 (2017 Estimate)**



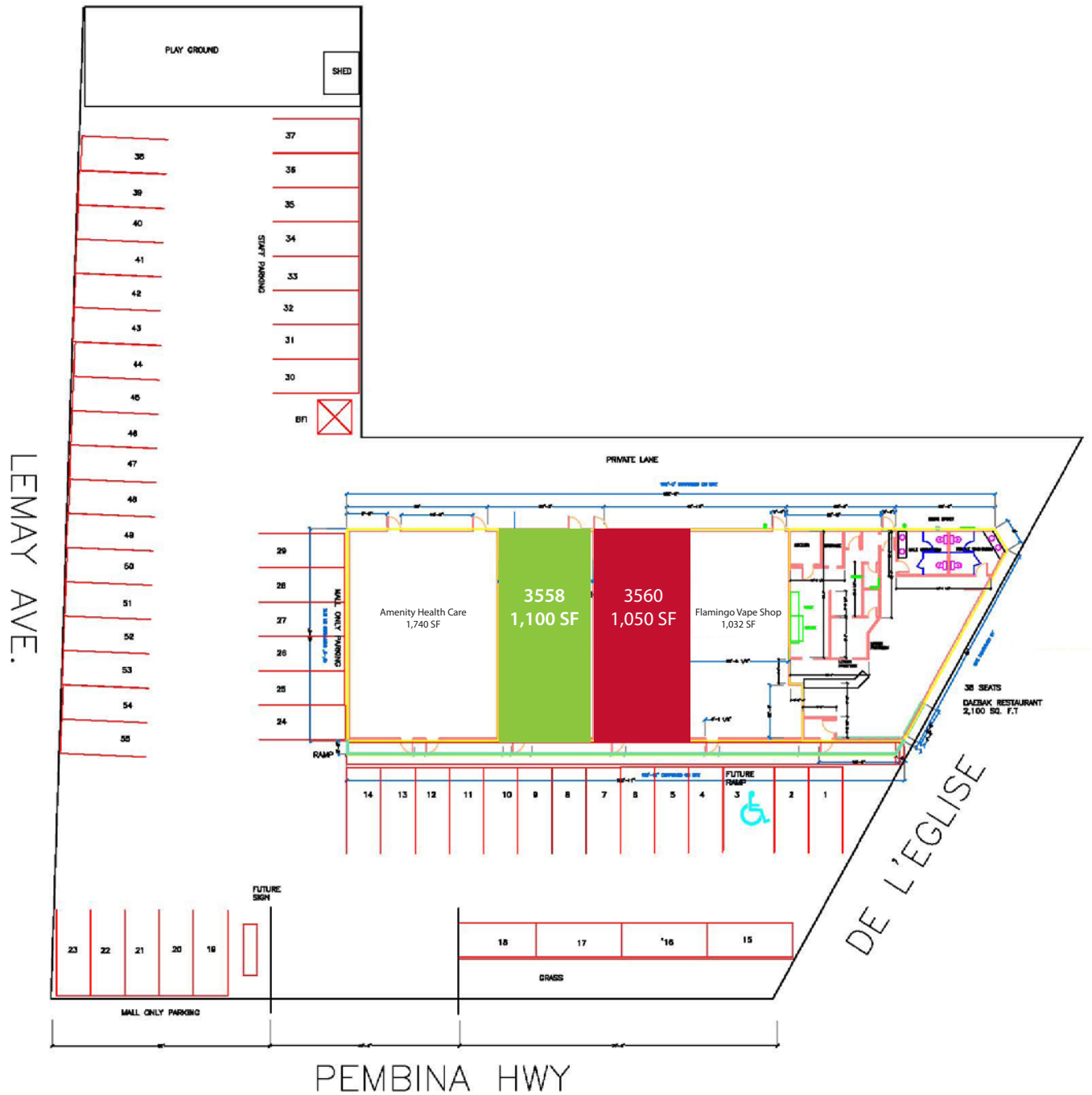
	2010	2015	2020
1 Mile			
Population	7,025	9,080	10,925
Households	2,512	3,252	4,010
Avg. Household Income	\$81,384	\$88,079	\$103,724
Median Age	36	37	37
2 Miles			
Population	21,433	24,366	26,900
Households	7,792	8,975	10,126
Avg. Household Income	\$84,723	\$90,712	\$106,397
Median Age	36	36	37
3 Miles			
Population	32,169	36,432	41,208
Households	11,779	13,456	15,476
Avg. Household Income	\$83,394	\$89,968	\$106,227
Median Age	35	36	37

Kyra Winfield
204.560.1506
kyra.winfield@avisonyoung.com

Matt Odger
204.560.1512
matt.odger@avisonyoung.com

3554-3564 Pembina Highway

SITE PLAN

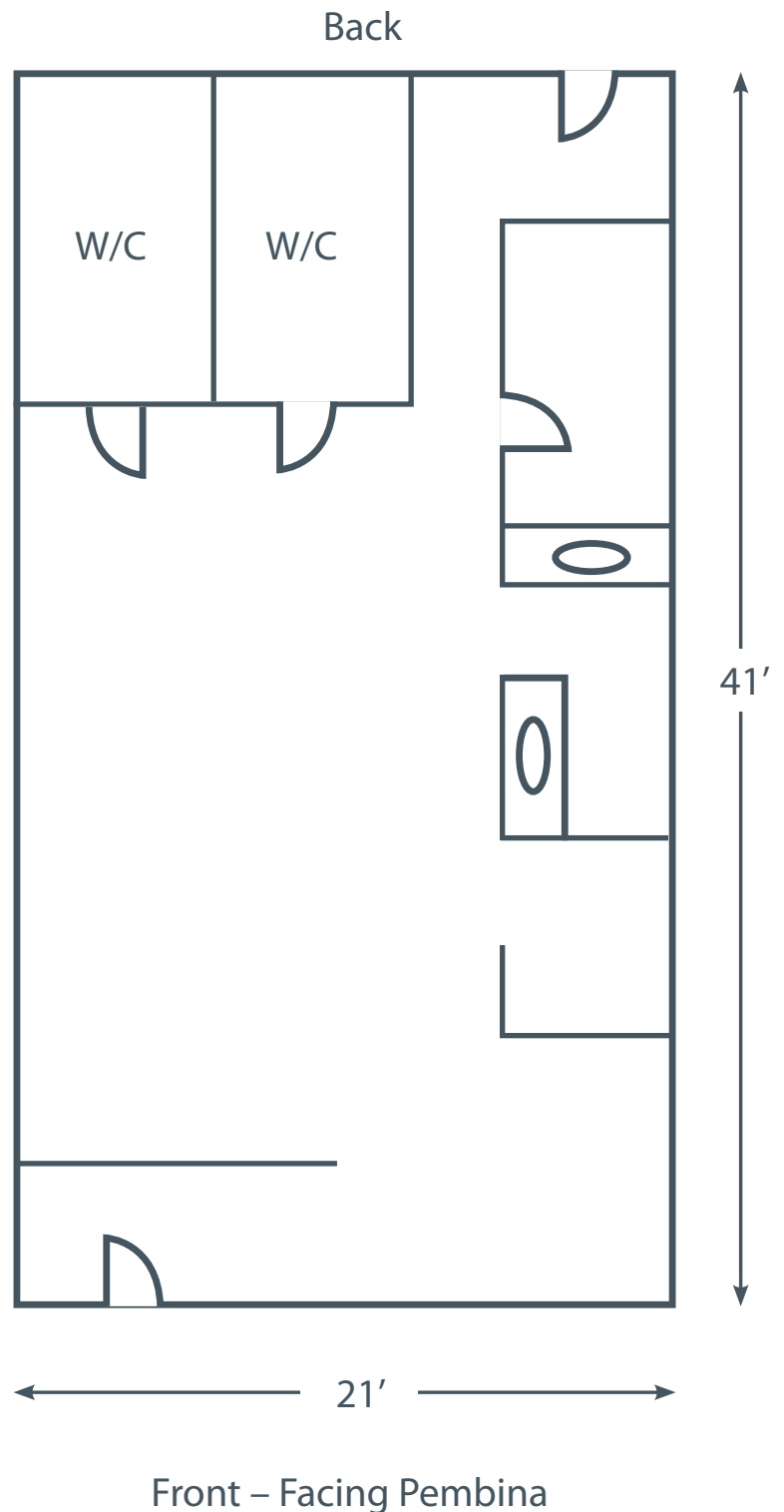


Kyra Winfield
204.560.1506
kyra.winfield@avisonyoung.com

Matt Odger
204.560.1512
matt.odger@avisonyoung.com

3554-3564 Pembina Highway

FLOOR PLAN – UNIT 3558: 1,100 SF

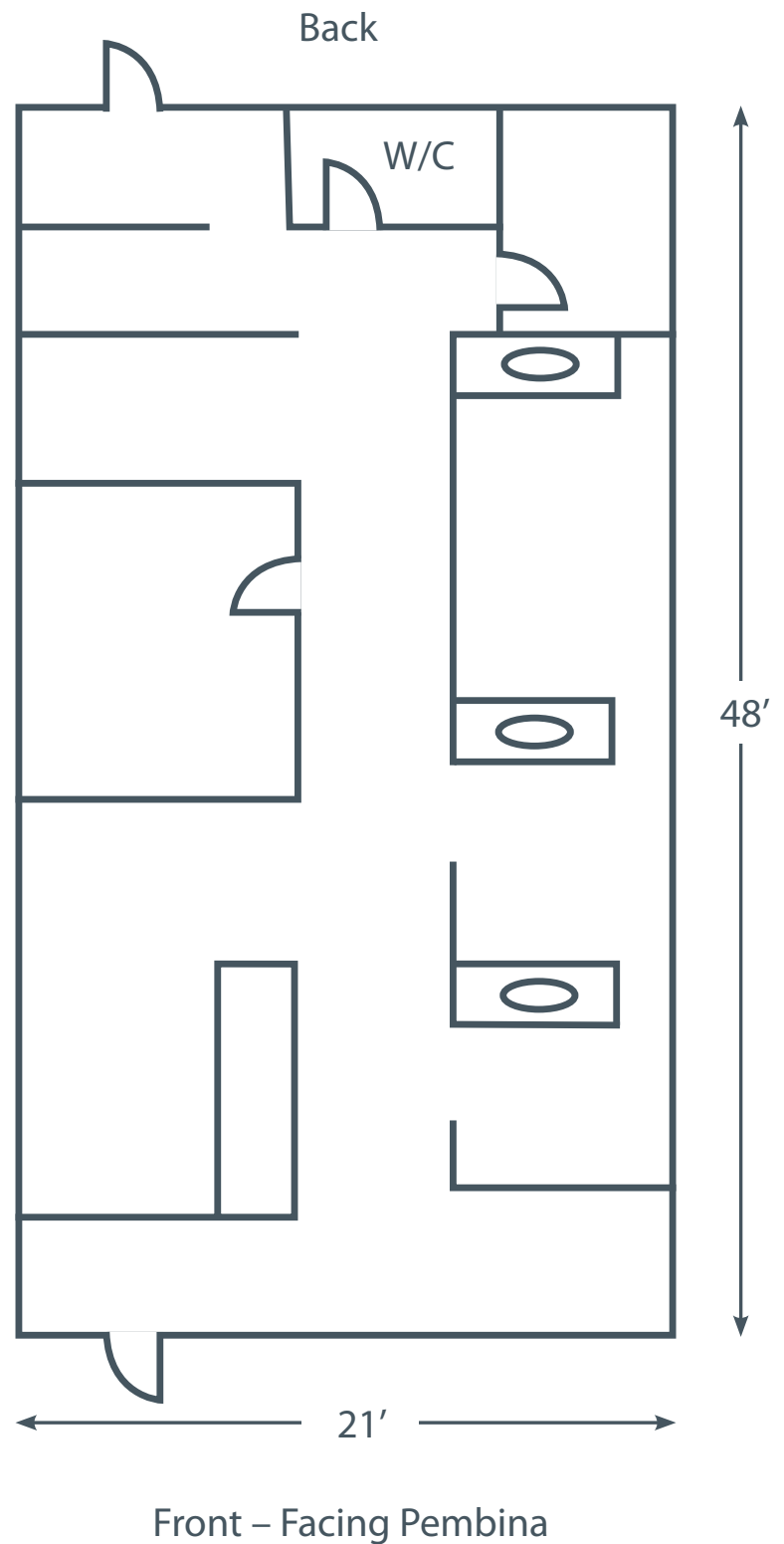


Kyra Winfield
204.560.1506
kyra.winfield@avisonyoung.com

Matt Odger
204.560.1512
matt.odger@avisonyoung.com

3554-3564 Pembina Highway

FLOOR PLAN – UNIT 3560: 1,050 SF

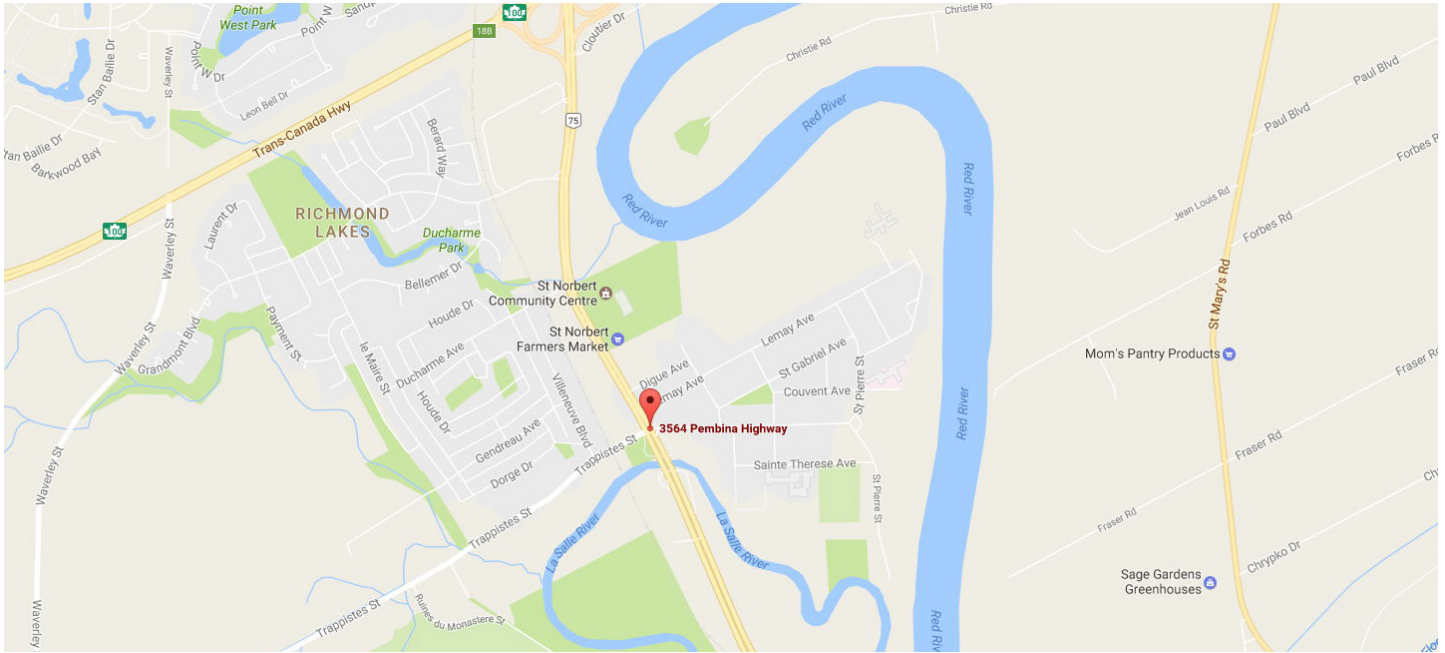


Kyra Winfield
204.560.1506
kyra.winfield@avisonyoung.com

Matt Odger
204.560.1512
matt.odger@avisonyoung.com

3554-3564 Pembina Highway

MAP & AERIAL



Intelligent
Real Estate
Solutions

avisonyoung.com



Platinum
member