

FOR LEASE

Retail Opportunities at High Traffic Corner

Weston Square, 305 McPhillips Street, Winnipeg, Manitoba



STRONG
DAYTIME POPULATION



GREAT
ACCESS



AMPLE
PARKING

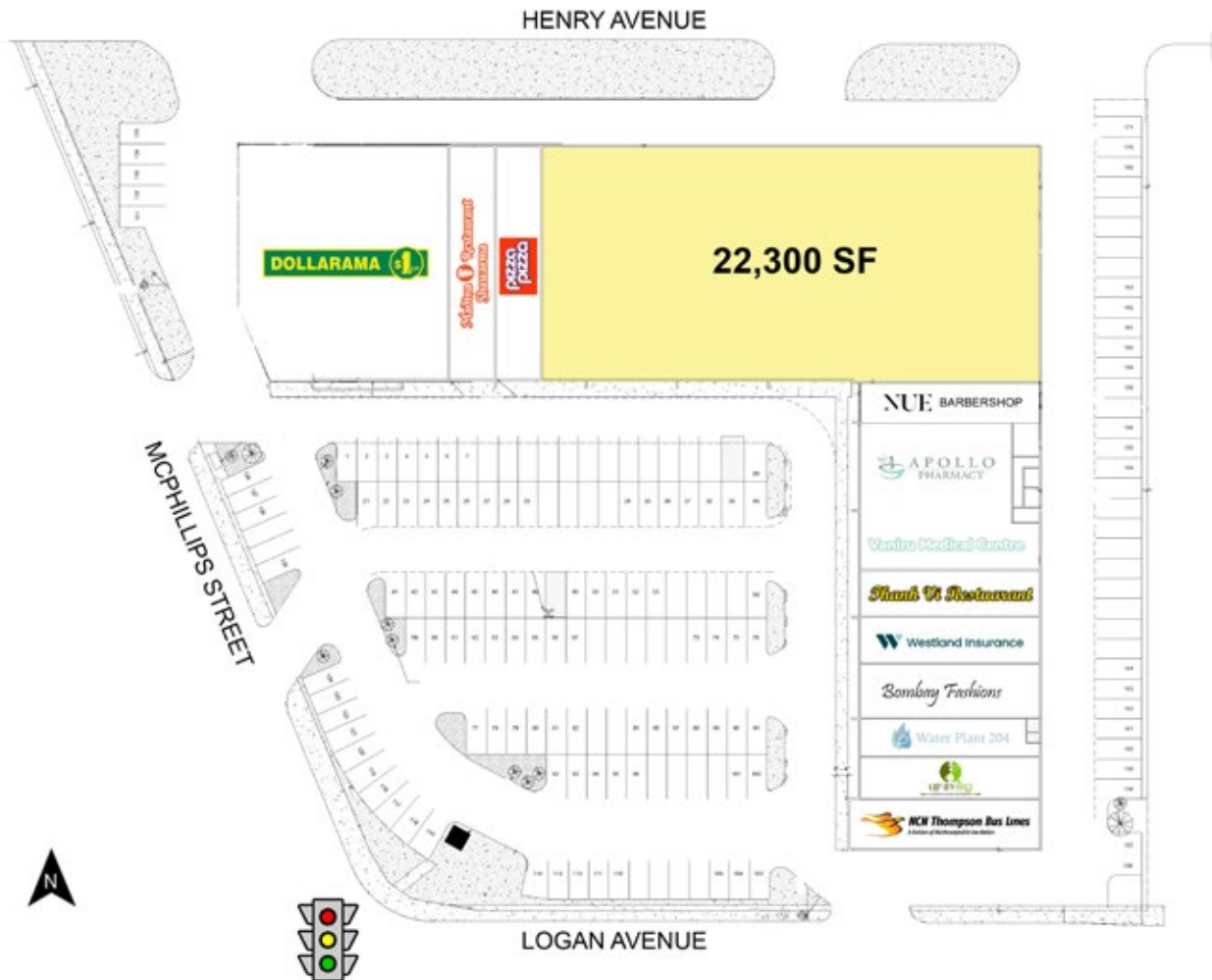


DOMINANT
SIGNAGE

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SITE PLAN



DEMOGRAPHICS

	3 Km. Radius	5 Km. Radius	10 Min. Drive Time
Total Population	104,830	254,592	189,950
Daytime Population	158,938	352,295	273,139
Households	39,289	103,673	72,001
Median Age	35.6	36.2	35.6
Avg. Household Income	\$76,492	\$89,425	\$85,102

Environics Analytics ©2025

204.474.2000

Shindico

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PROPERTY SUMMARY

Available (July 1, 2026) 6,000 - 22,300 SF*

Net Rent TBN

Additional Rent (2025 est.) \$9.62/SF

Zoning C3

Parking +/-171 Stalls

*Lease with Joe Fresh Outlet expires Jan 31, 2027

FEATURES

- Join Dollarama, Westland Insurance, and Pizza Pizza!
- Excellent access and exposure from McPhillips Street and Logan Avenue at a signalized intersection.
- Ample on-site parking for customers and staff.
- High-profile signage opportunities on building and pylon.
- Convenient access to public transit on McPhillips Street.
- Close proximity to Health Sciences Centre, National Microbiology Lab, Pacific Industrial Park, and McPhillips Station Casino.
- Suitable for a variety of commercial uses.

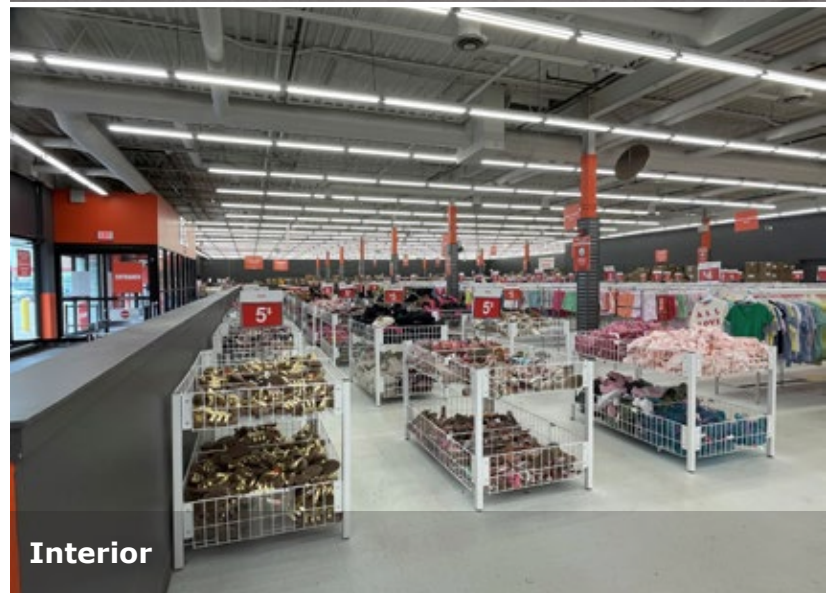
TRAFFIC

46,500 vehicles per day on McPhillips Street between Logan Avenue and Selkirk Avenue.

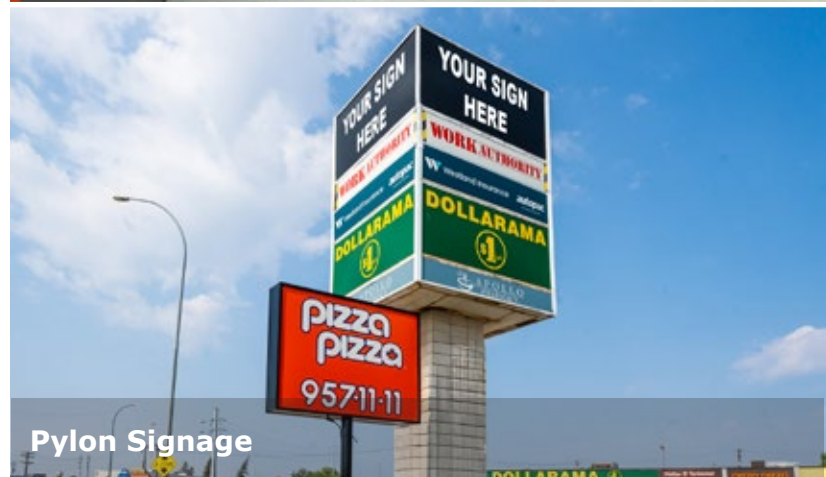
City of Winnipeg Public Works Department 2024



Storefront



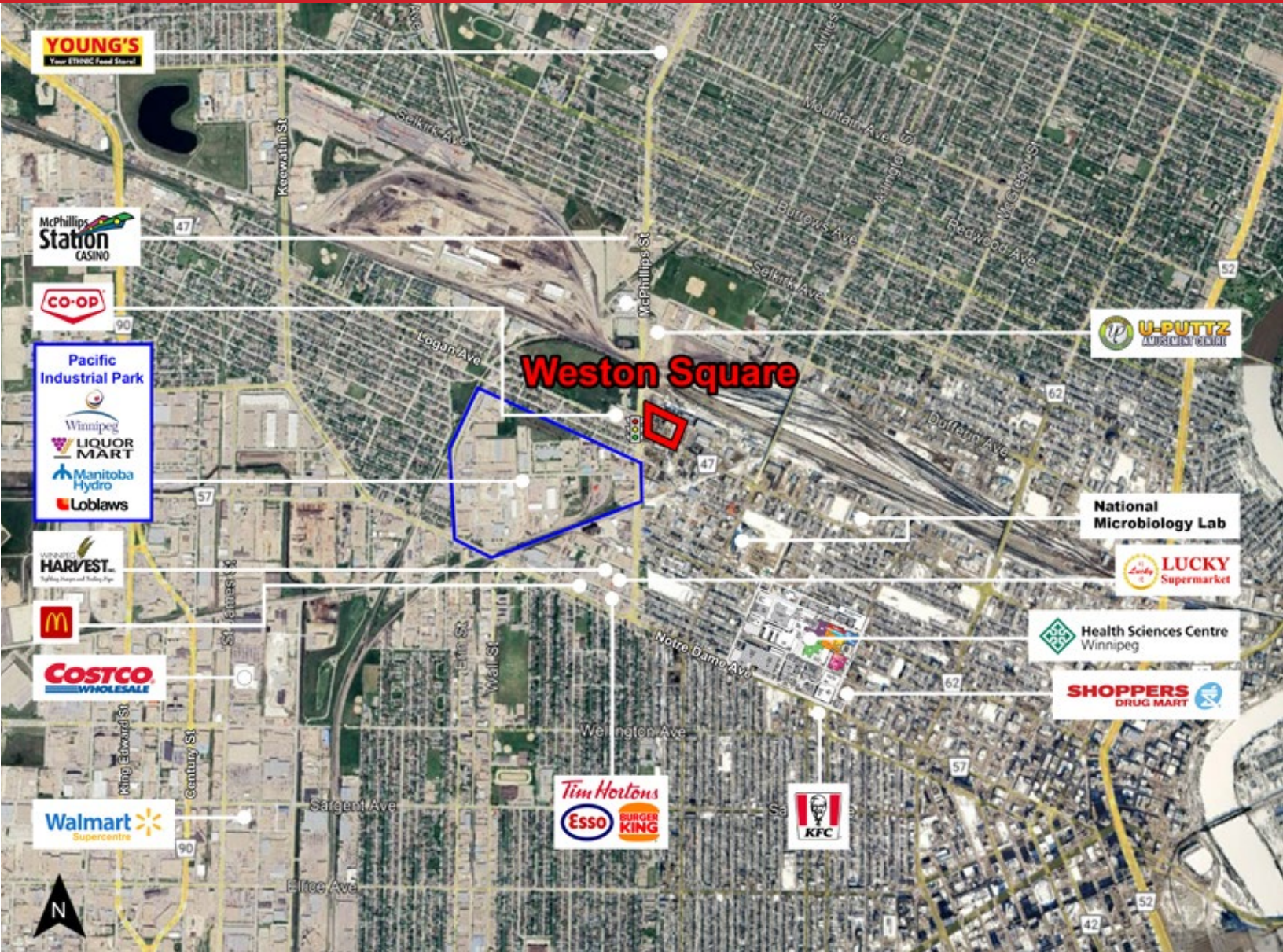
Interior



Pylon Signage

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