

SOUTHSIDE PLAZA

Join Dollarama at Busy Pembina Highway Intersection

1295 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**



**234,000+
POPULATION**

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HIGH VISIBILITY CORNER AT PEMBINA HIGHWAY & MCGILLIVRAY BOULEVARD

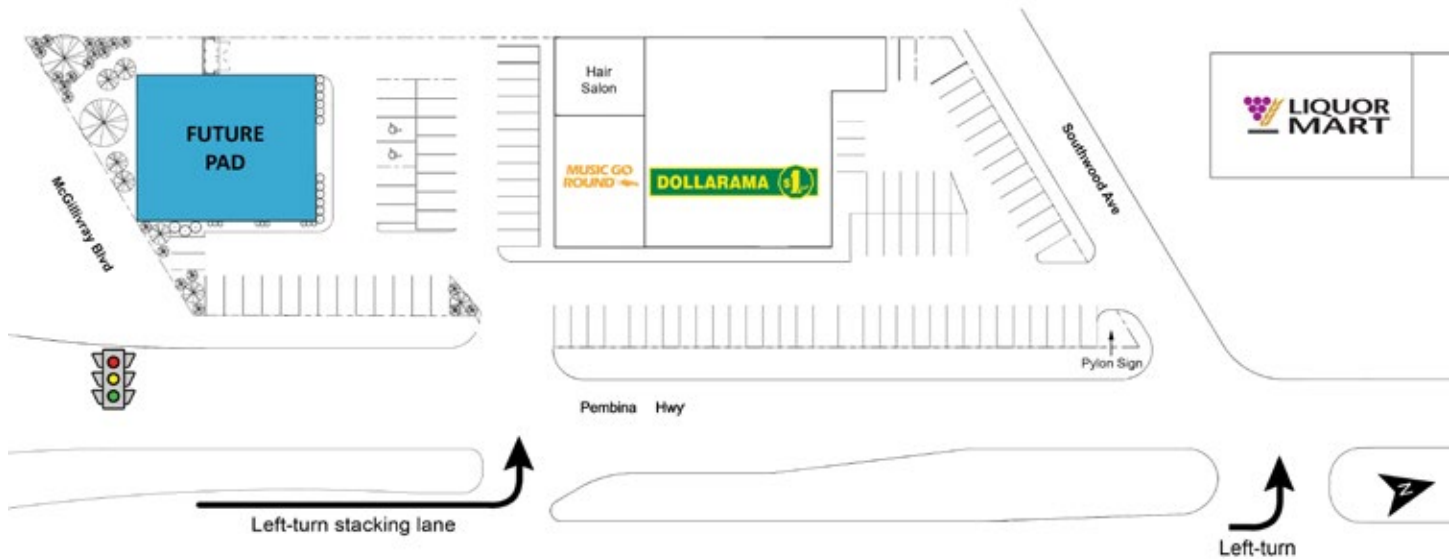
- Join Dollarama at high traffic signalized intersection.
- Prominent pylon signage available.
- Area businesses include: FreshCo, TD Bank, Holiday Inn, Royal Bank, Manitoba Liquor Mart and Bank of Montreal.
- Pembina Highway is Winnipeg's busiest north/south thoroughfare.
- Surrounded by residential communities of Fort Garry, Whyte Ridge and Linden Woods.
- Pad site (up to 6,000 SF) available for future development.

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PROPERTY SUMMARY

Available	Pad Site
Property Taxes (2025 est.)	\$5.76/SF
CAM* (2025 est.)	\$4.91/SF
Zoning	C2 - Commercial District
Parking	136 stalls

*plus management fee

TRAFFIC/ACCESS

Rare northbound stacking lane onto property.

- Total traffic count at Pembina Highway and McGillivray Boulevard: **78,200 vehicles/day**
- 54,500 vehicles/day on Pembina Highway between McGillivray Boulevard & Jubilee Avenue.
- 23,700 vehicles/day on McGillivray Boulevard at Pembina Highway

City of Winnipeg Public Works Department 2023

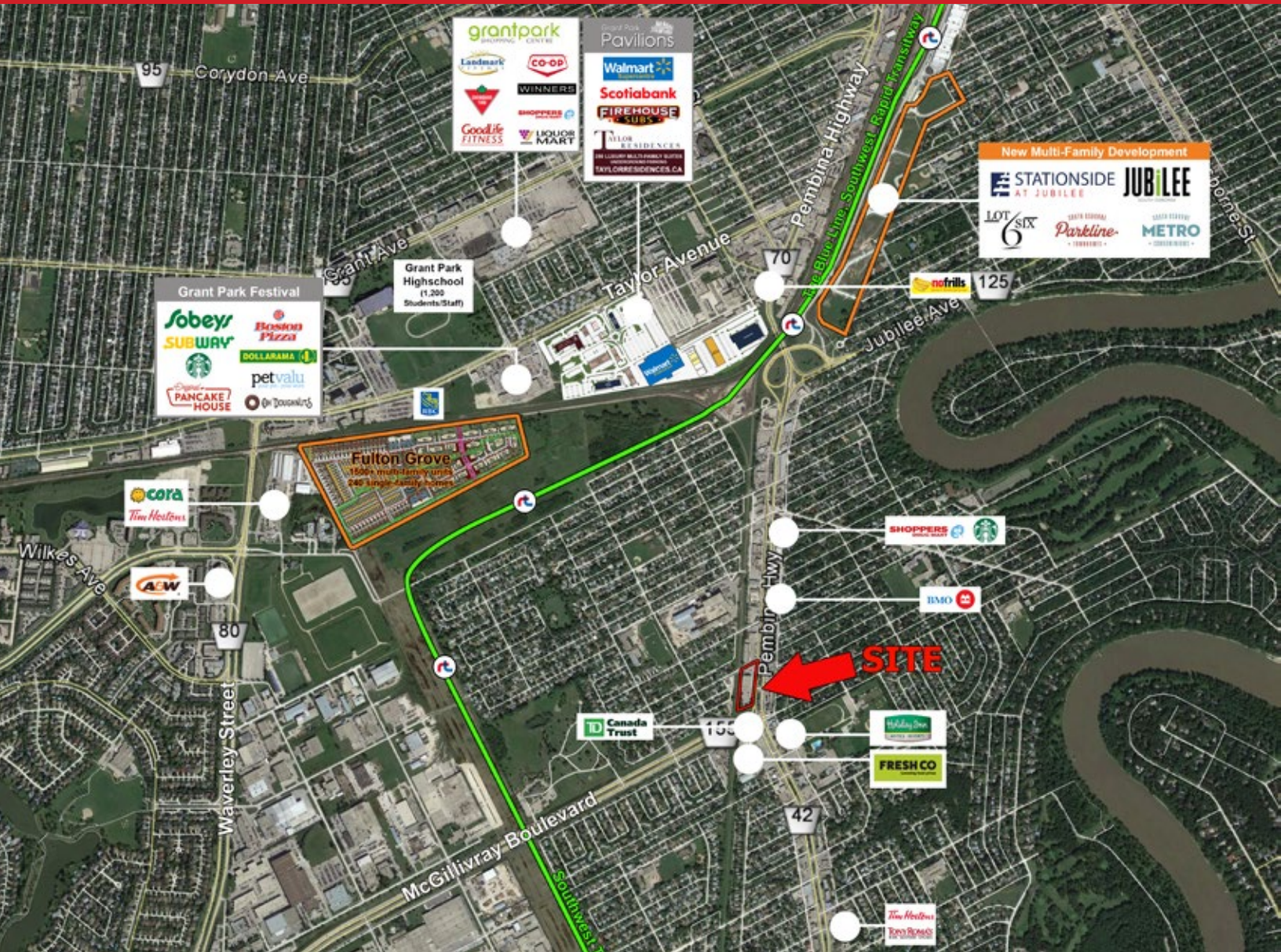
DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	36,434	234,053	445,234
Daytime Population	43,983	260,864	486,383
Households	15,729	103,150	186,565
Median Age	37.0	36.9	37.7
Avg. Household Income	\$114,590	\$111,828	\$114,377

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FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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