

# SOUTHSIDE PLAZA

Join Dollarama at Busy Pembina Highway Intersection

1295 Pembina Highway, Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



**AMPLE  
PARKING**



**240,000+  
POPULATION**

Based on Trade Area (2025)

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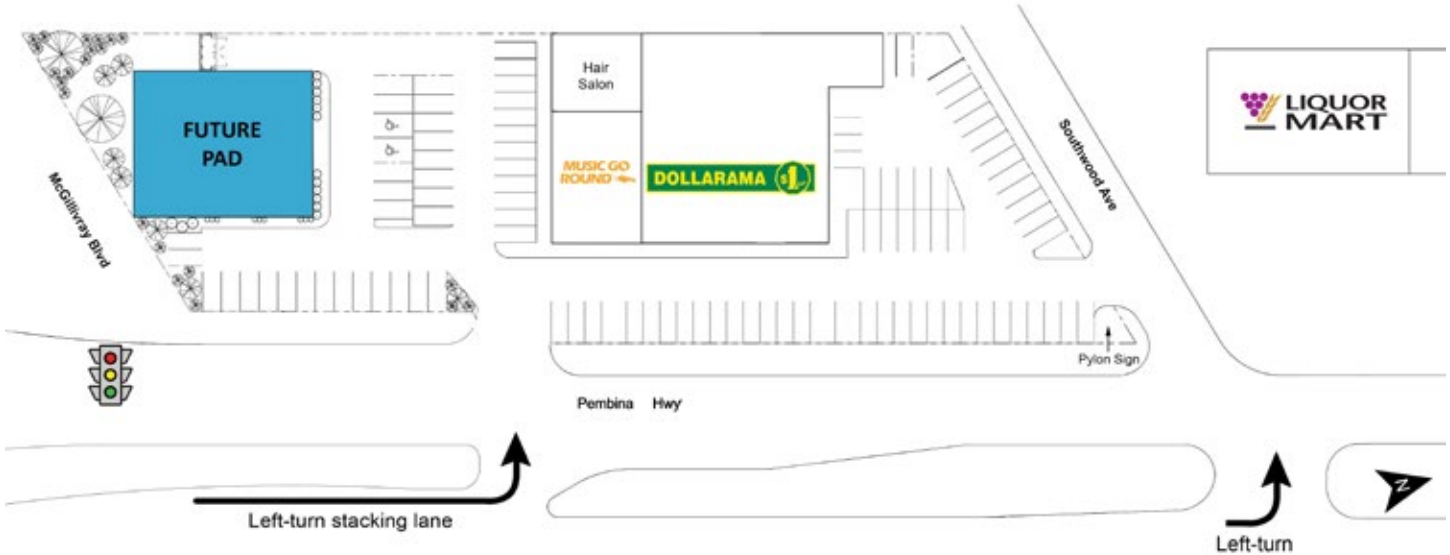


## HIGH VISIBILITY CORNER AT PEMBINA HIGHWAY & MCGILLIVRAY BOULEVARD

- 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 (2026 est.)	\$5.72/SF
CAM* (2026 est.)	\$5.37/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: **79,200 vehicles/day**
- 55,200 vehicles/day on Pembina Highway between McGillivray Boulevard & Jubilee Avenue.
- 24,000 vehicles/day on McGillivray Boulevard at Pembina Highway

City of Winnipeg Public Works Department 2024

## DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	36,409	242,273	461,069
Daytime Population	46,457	272,215	505,157
Households	15,384	103,449	188,491
Median Age	36.7	36.5	37.4
Avg. Household Income	\$117,495	\$116,389	\$118,669

Environics Analytics ©2025

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FOR MORE INFORMATION, PLEASE CONTACT:

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