

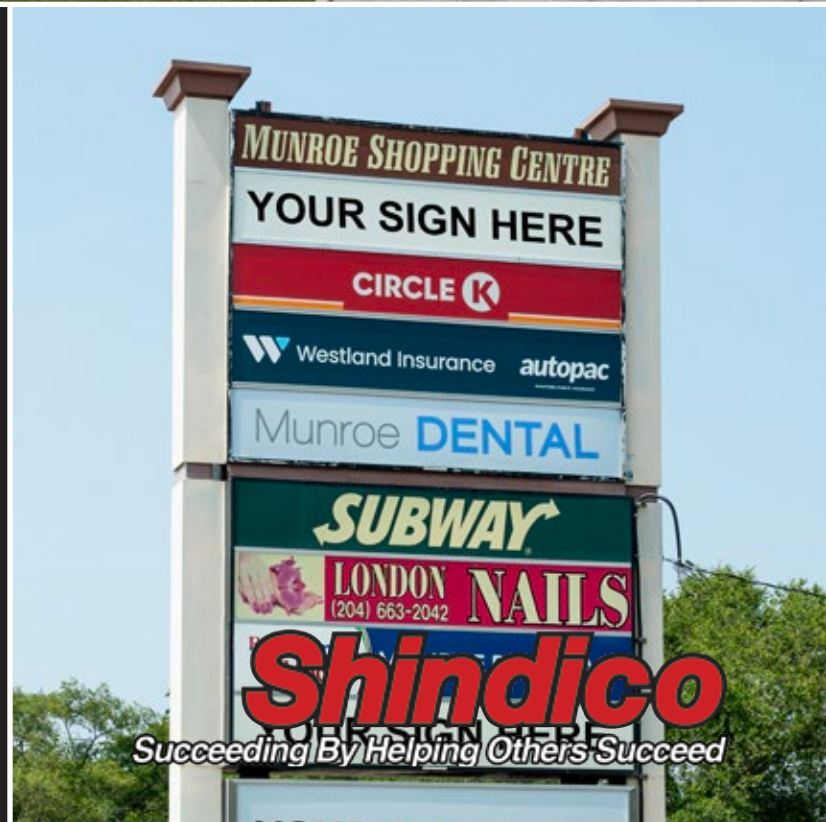
# MUNROE SHOPPING CENTRE

Join Giant Tiger in Redeveloped Shopping Centre

London Street & Munroe Avenue, Winnipeg, Manitoba

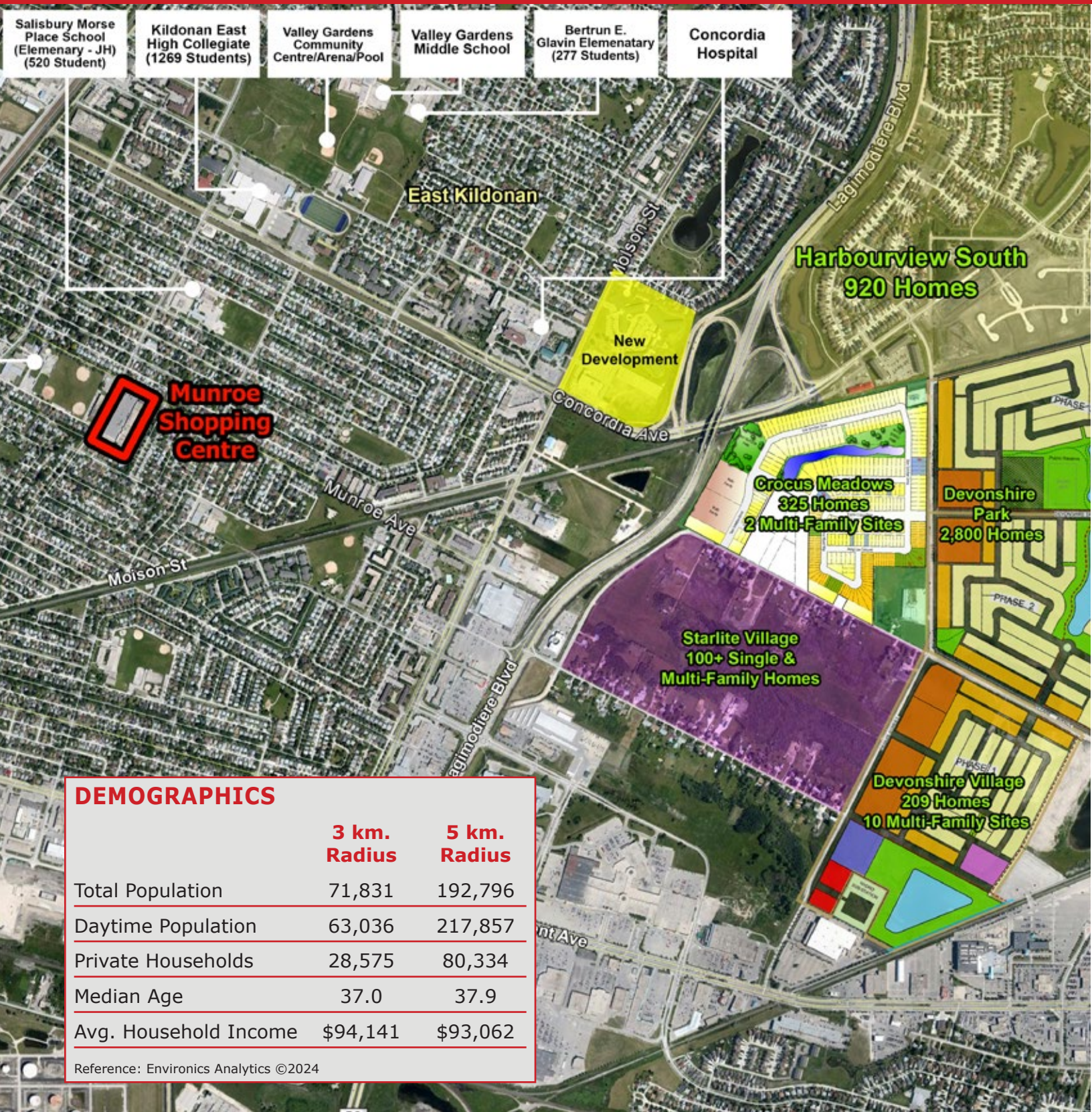


- Nestled in the densely populated and well established community of East Kildonan
- Munroe Shopping Centre boasts a new facade, parking lot and offers a dynamic mix of services



# FOR LEASE

Munroe Shopping Centre, Winnipeg, Manitoba



## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	71,831	192,796
Daytime Population	63,036	217,857
Private Households	28,575	80,334
Median Age	37.0	37.9
Avg. Household Income	\$94,141	\$93,062

Reference: Environics Analytics ©2024

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Munroe Shopping Centre, Winnipeg, Manitoba

## PROPERTY SUMMARY

Available	Pad Site
Gross Leaseable Area	45,982 SF
Land Area	4 Acres
Property Taxes (2025 est.)	\$4.22/SF
CAM (2025 est.)	\$6.77/SF (plus management fee)
Parking	333 stalls
Zoning	C2 - Commercial District

## FEATURES

- **Pad site available for development.**
- Exceptional location with great corner exposure.
- New facade.
- Excellent parking.

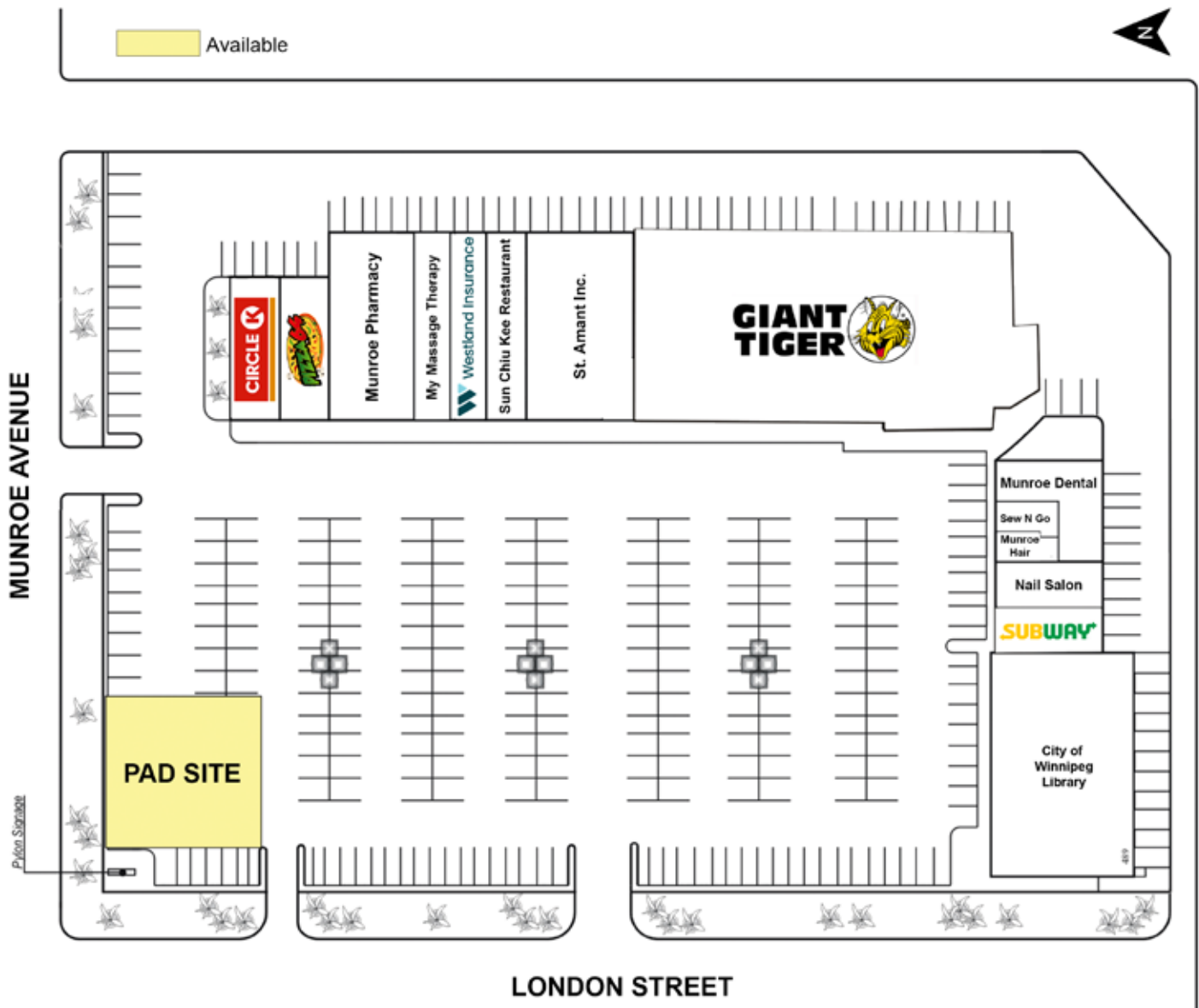
## LOCATION

- Property is located in a stable and densely populated community.
- Four points of access and egress.
- Located at the southeast corner of London Street & Munroe Avenue in East Kildonan.
- Easy access to Regent Avenue and Henderson Highway with excellent transit service.
- Close proximity to Harbourview South, a new development with 400 new homes currently under construction.
- Close proximity to Concordia Hospital, Rossmere Golf & Country Club and over 15 public schools.



# FOR LEASE

Munroe Shopping Centre, Winnipeg, Manitoba



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