

MOORE SQUARE

High Profile Neighborhood Centre in Northwest Winnipeg

1353 McPhillips Street, Winnipeg, MB



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



AMPLE
PARKING

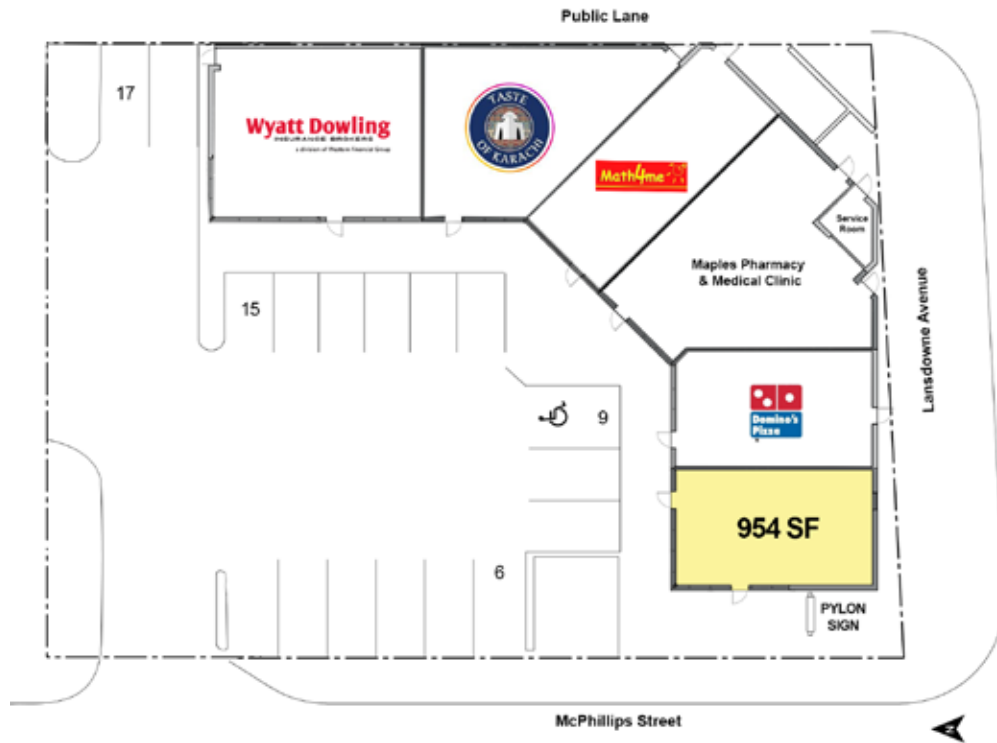


200,000+
POPULATION

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SITE PLAN



OVERALL SITE PLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

Available (Oct 1, 2024)	954 SF
Net Rent	TBD
Property Taxes(est.)	\$5.01/SF
CAM* (est.)	\$7.24/SF
Zoning	C2 - Commercial Community

*plus management fee

LOCATION

- Located at the northeast corner of McPhillips Street & Landsdowne Avenue, just north of Inkster Boulevard.
- Cross access to adjacent Moore Centre (Dollar Tree & TD Bank) and Northgate Shopping Centre (Save On Foods & Cinema City).
- Just east of Winnipeg's largest industrial park, *Inkster Park*, with significant daytime population

TRAFFIC

36,500 vehicles per day on McPhillips Street between Inkster Boulevard and Leila Avenue.

City of Winnipeg Public Works Department 2022

FEATURES

- High profile neighbourhood centre, on busy thoroughfare.
- Prime end cap with signage on 3 sides and windows on 2 sides.
- Shadow anchored by Save On Foods, Cinema City and Dollarama.
- Prominent pylon signage available.
- Overflow parking available at Moore Centre with cross access.

DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time
Total Population	60,245	201,830
Daytime Population	49,969	212,896
Households	21,082	71,296
Median Age	37.1	36.6
Avg. Household Income	\$99,887	\$95,823

Environics Analytics ©2023

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FOR MORE INFORMATION, PLEASE CONTACT:

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