

LINCOLN PLACE

Great Exposure on Pembina Highway

756 Pembina Highway, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



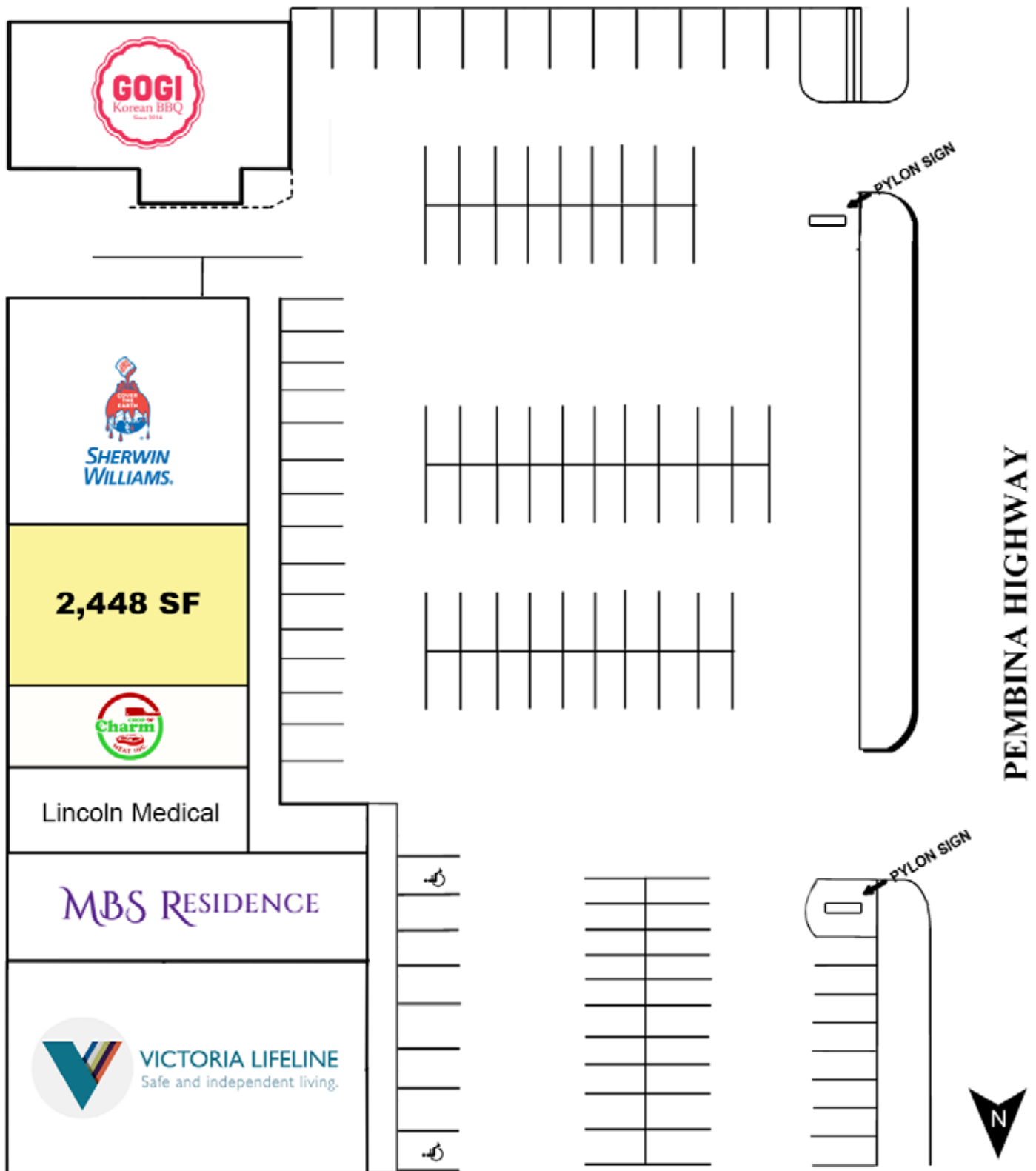
**AMPLE
PARKING**



**235,000+
POPULATION**
Based on Trade Area (2025)

FOR LEASE

Lincoln Place, 756 Pembina Highway, Winnipeg, Manitoba



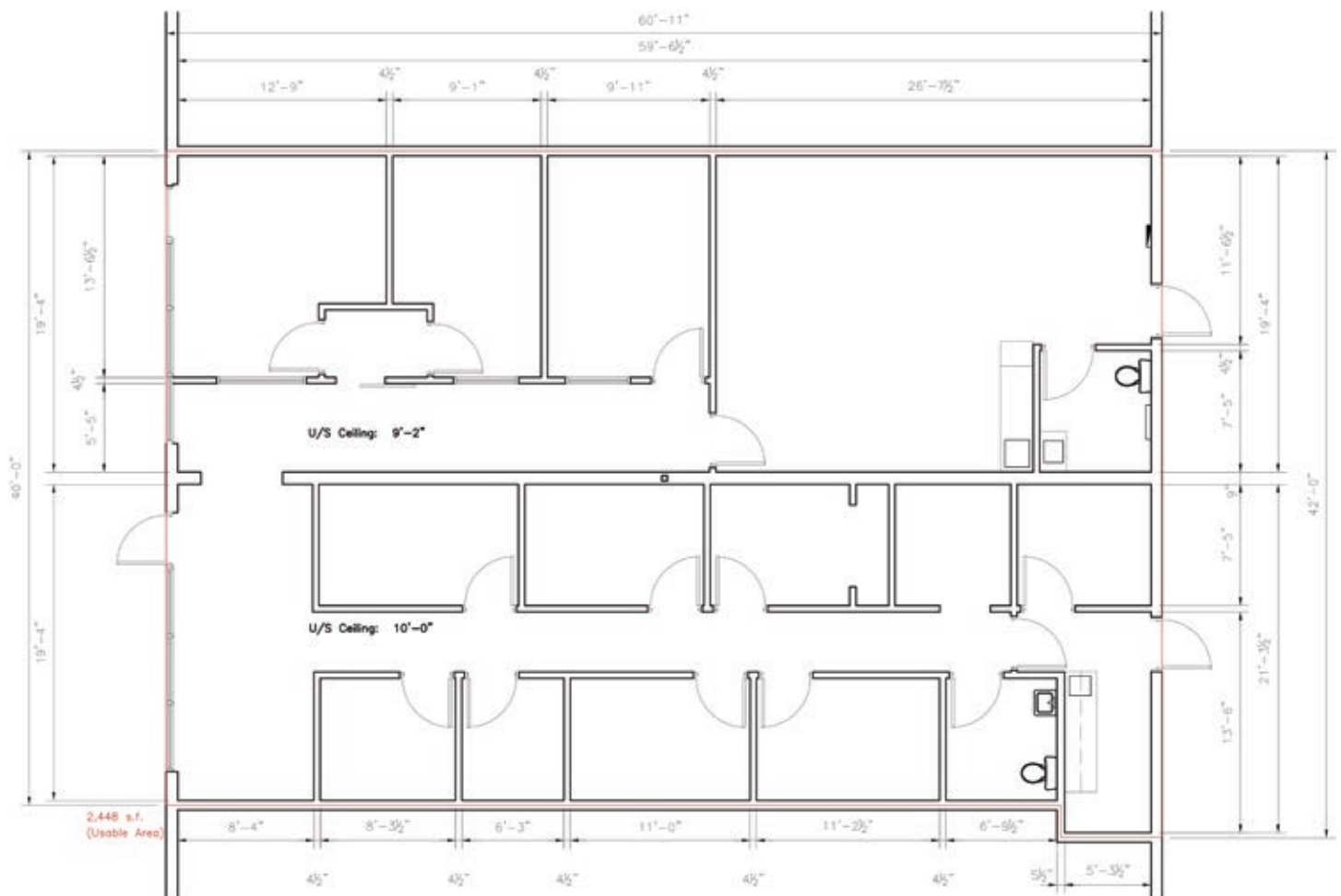
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FOR LEASE

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FLOOR PLAN



360° [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

FOR LEASE

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PROPERTY SUMMARY

Available	2,448 SF
Lease Rate	TBD
Property Taxes (2026 est.)	\$6.99/SF
CAM (2026 est.) (Plus Management Fee)	\$6.15/SF
Zoning	C3 - Commercial Corridor

FEATURES

- Located on the east side of Pembina Highway between Stafford Street and Taylor Avenue.
- Newer facade offers excellent building signage opportunities with exposure to Pembina Highway traffic.
- Ample on-site parking.
- Adjacent to the Blue Line (Southwest Rapid Transitway). There are also 9 regular transits within easy walking distance.
- Several new transit-oriented residential developments are nearby with over 1,000 multi-family units.
- Great access and exposure on Pembina Highway, Winnipeg's busiest north/south thoroughfare, and a major artery to and from the Central Business District (Less than 10 minutes to Downtown).

TRAFFIC

- 77,600 vehicles per day on Pembina Hwy. & Stafford St.

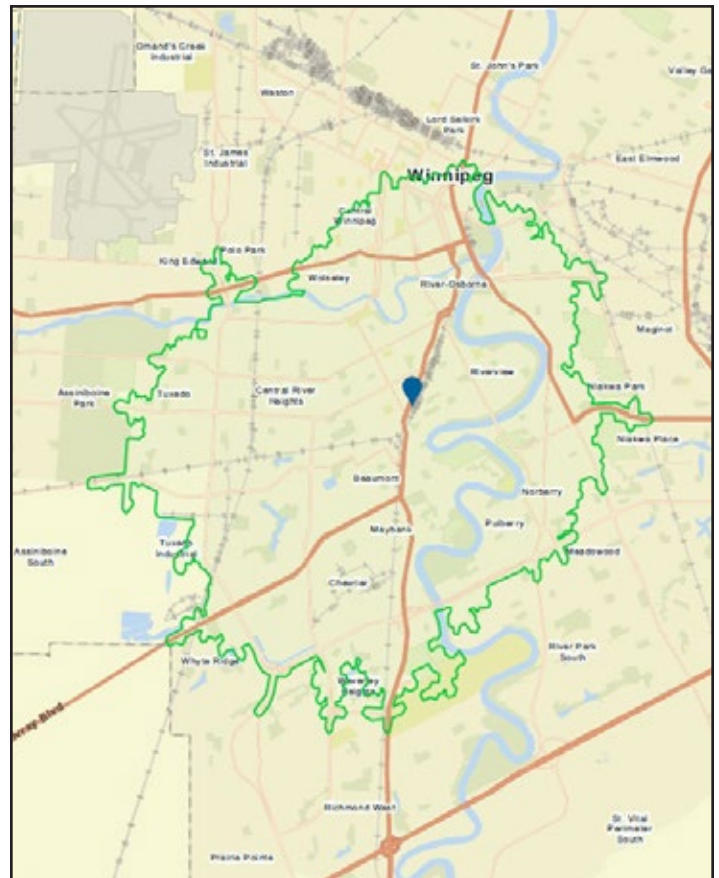
Reference: City of Winnipeg Public Works Department, 2024

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	243,510	642,377
Daytime Population	313,650	712,170
Households	109,187	256,628
Median Age	37.7	37.3
Avg. Household Income	\$104,237	\$113,130

Detailed reports available on request
Environics Analytics ©2025

DRIVETIMES



- 221,713 people live within a 10 minute drive time of Lincoln Place.

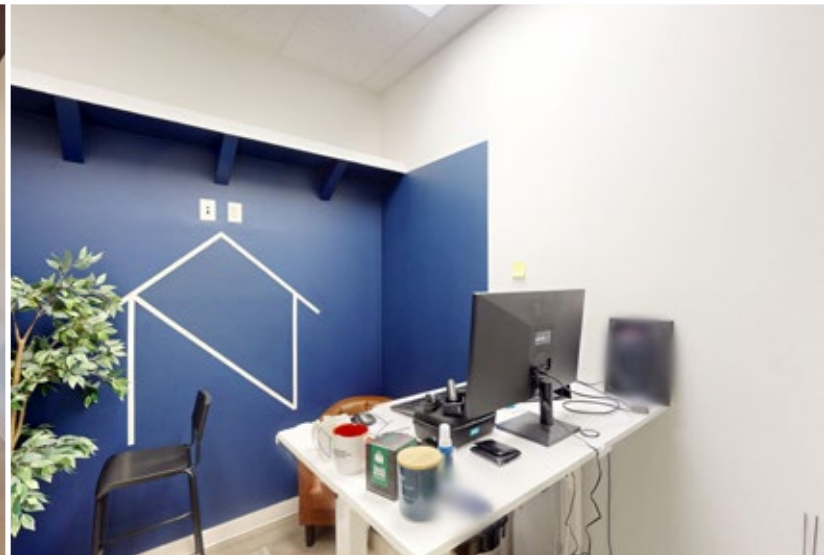
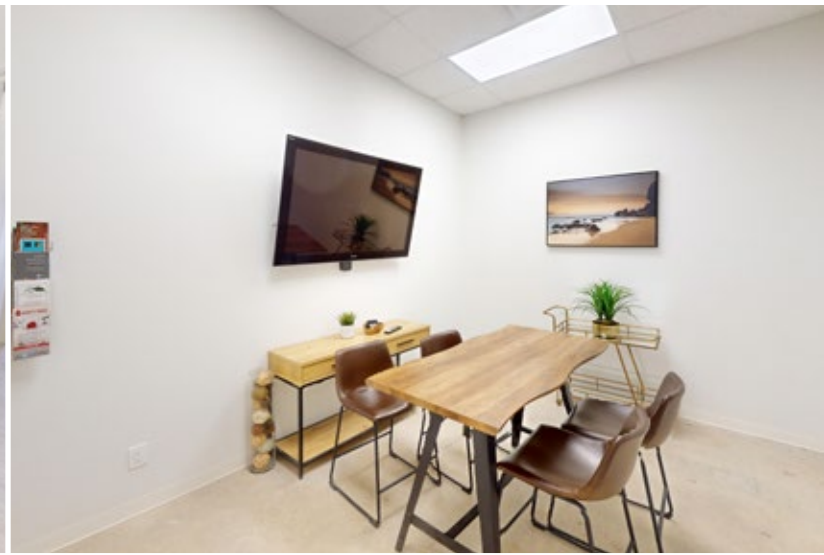
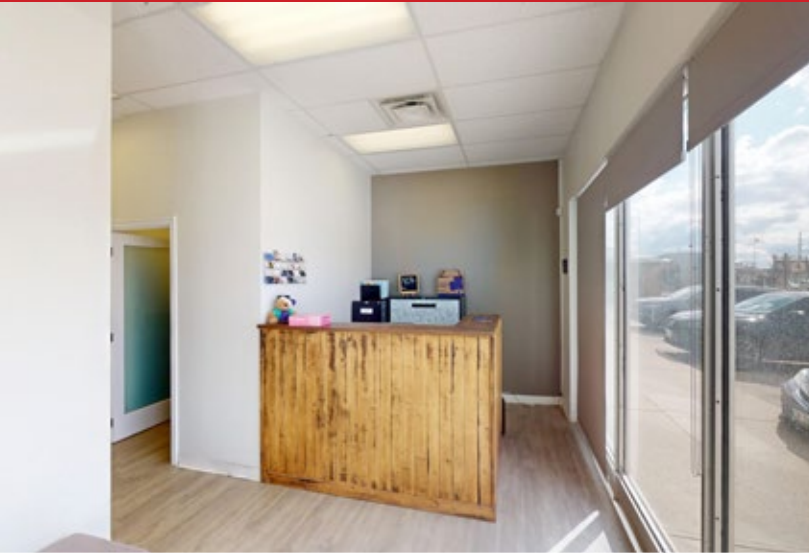
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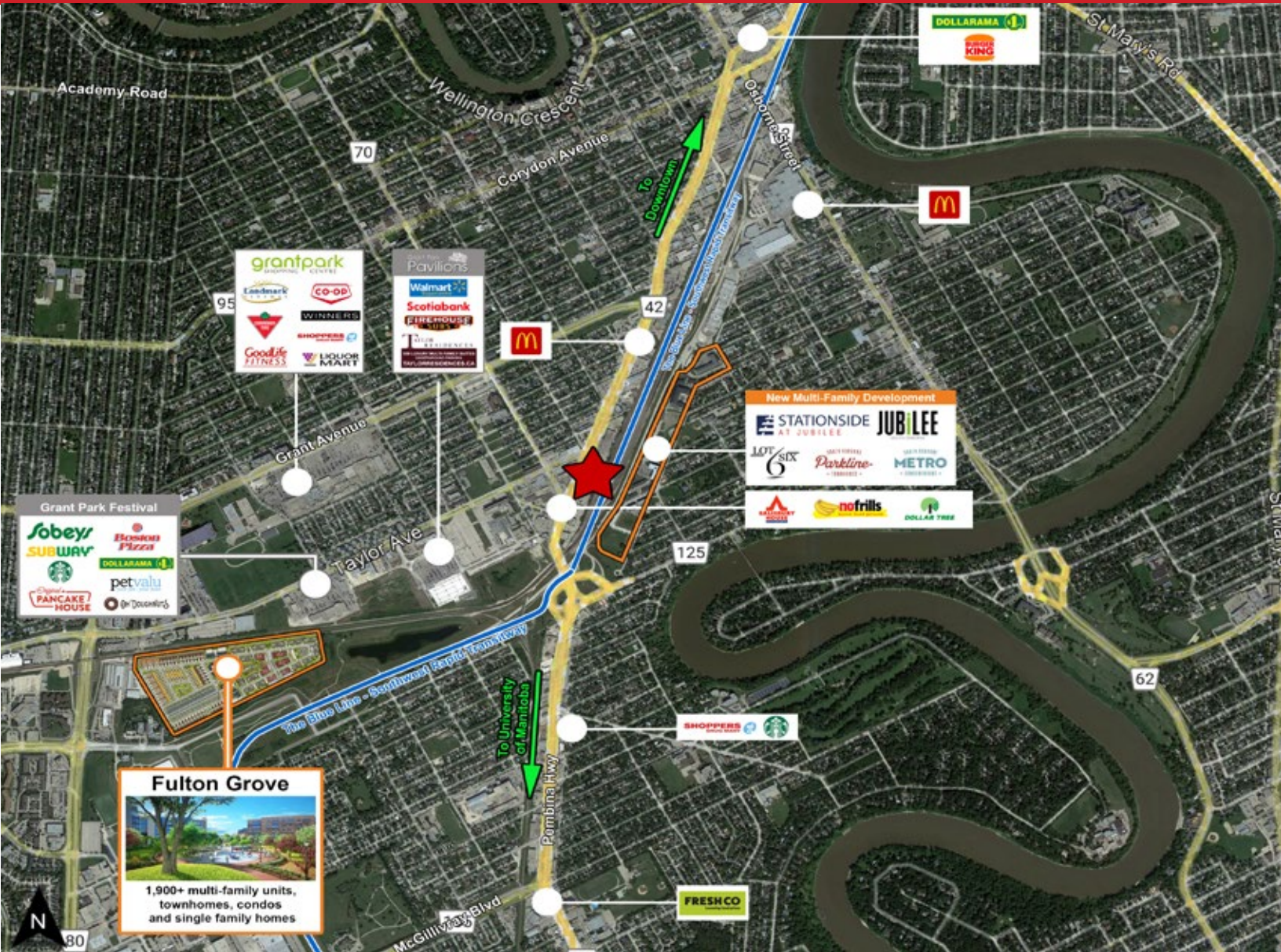
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