



# NOW LEASING PHASE 1

South Pointe & Prairie Pointe

# Southwest Winnipeg's Newest Commercial Development

For Lease





# Introducing South Pointe & Prairie Pointe

South Pointe & Prairie Pointe are being developed by **Ladco Company Limited**, an innovative builder and developer of a number of master planned communities with **ICI Properties** as the exclusive leasing agents. South Pointe commercial development is comprised of +/- 17.65 acres located on the SE corner of Kenaston Blvd. & Waverley St., and Prairie Pointe commercial development is comprised of +/- 23.5 acres within the +/- 29.0 acre parcel located at the NW corner of Kenaston Blvd. & Waverley St. The development will be home to numerous uses including: **grocery, fashion, entertainment, restaurants, medical and more.** South Pointe & Prairie Pointe are surrounded by new & existing housing developments including South Pointe, Richmond West to the east, Prairie Pointe to the west, the Bridgewater & Bison Run subdivisions to the north and the various communities in the RM of McDonald (including La Salle, Sanford, Domain, Osborne, St. Norbert & Ste. Agathe) to the south. Upon full build out, the estimated population of Waverley West will be in excess of +/- 55,000 (which will roughly be the population of Brandon).

Along with convenient access from the Perimeter Hwy. (PTH101) and Kenaston Blvd. (Route 90), South Pointe & Prairie Pointe's proximity to major Winnipeg arteries will allow for unprecedented accessibility to over 113,000 households that live within a 15 minute radius\*.

Proposed interchange planned for Kenaston Blvd. & Perimeter Hwy. will include a future extension of Kenaston Blvd. to bypass St. Norbert and connect Highway 75. This will become the first intersection into Winnipeg from the US and connect to Fort Garry & St. James industrial areas as well as the Winnipeg James Armstrong Richardson International Airport.

Leasing opportunities within multi-tenant buildings and freestand build to suits.



SOURCE: ENVIRONICS ANALYTICS © 2023



## Property Details

**+/- 375,000 sq. ft.**

RETAIL AREA AVAILABLE

**+/- 47.28 acres**

TOTAL LOT SIZE

**C3 - Commercial**

ZONING

**+/- 2,014 stalls**

PARKING

**TBD**

NET LEASE RATE

**TBD**

ADDITIONAL RENT

**Projected 2026**






OCCUPANCY

### PROPERTY FEATURES:

- The development will include a mix of large and small format opportunities available in this new regional centre.
- Excellent frontage and visibility from Kenaston Blvd.
- Surrounded by new and existing single family residential and multi-family developments.

## Demographics



	5 KM	10 KM
 TOTAL POPULATION	84,598	228,810
 DAYTIME POPULATION	61,758	192,690
 TOTAL HOUSEHOLDS	29,489	88,966
 AVG. HOUSEHOLD INCOME	\$134,542	\$134,425
 AVG. HOUSEHOLD EXPEND.	\$147,182	\$143,726

## Highlights



### Location

Nestled in the neighbourhoods of South Pointe & Prairie Pointe in SW Winnipeg



### Accessibility

Access and exposure to Kenaston Boulevard & Waverley Street



### Signage

Fascia and pylon opportunities



### Parking

Abundance of on-site parking

**For Lease**



South Pointe & Prairie Pointe  
[iciproperties.com](https://www.iciproperties.com)

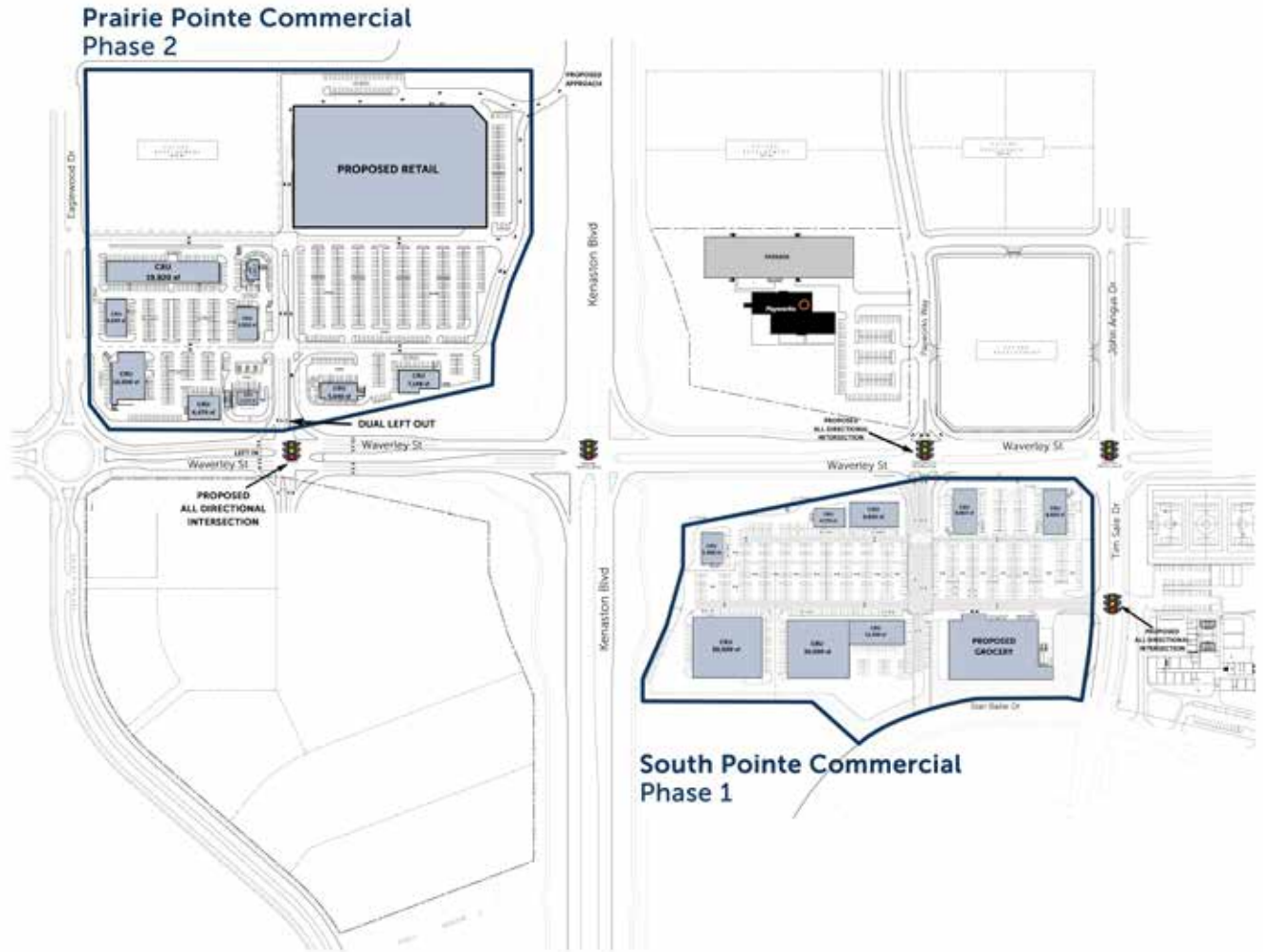


# Overall Conceptual Site Plan

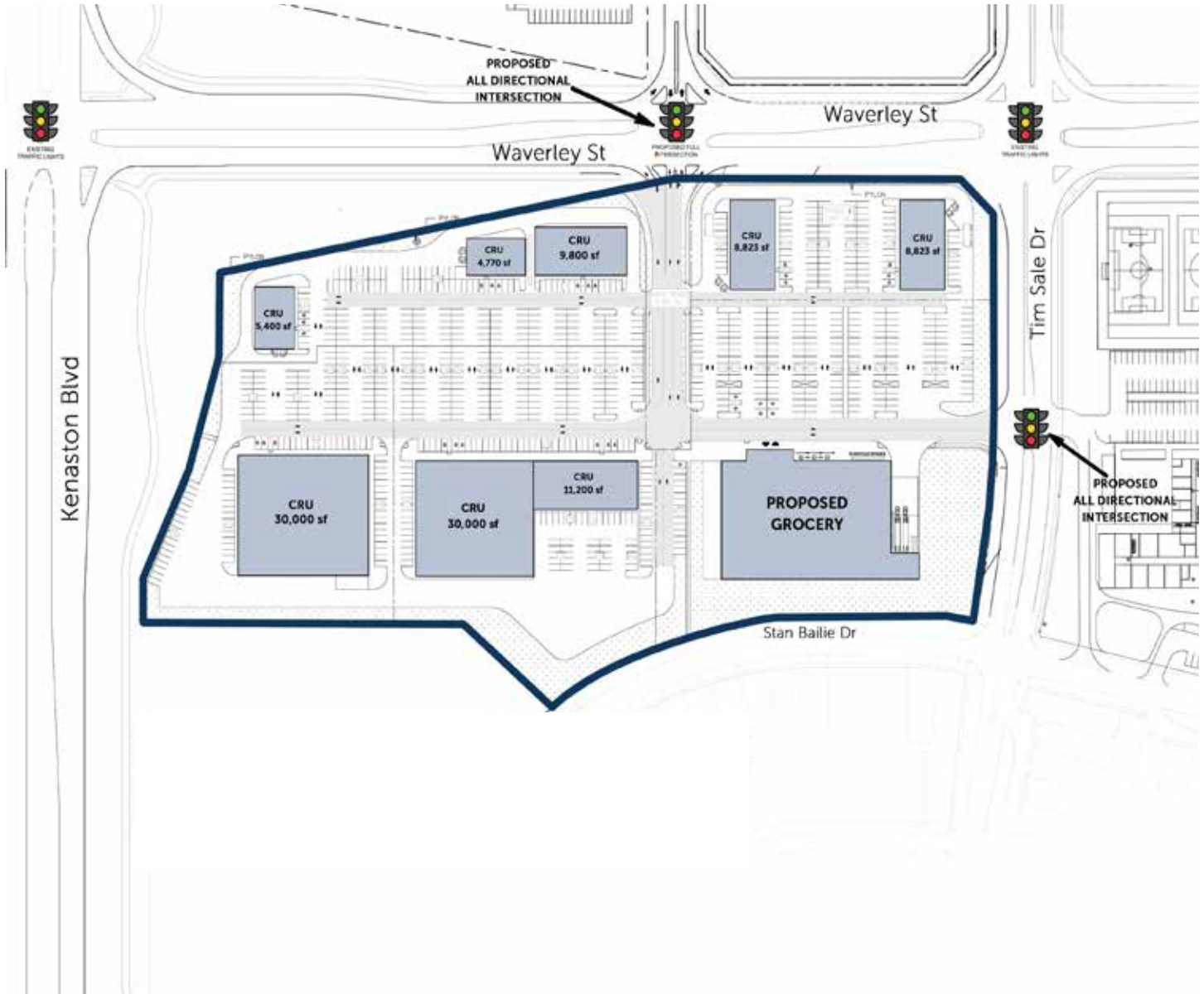
PROPOSED AVAILABILITY FOR TENANTS:

**South Pointe - Projected 2026**

**Prairie Pointe - TBD**



# Conceptual Site Plan - South Pointe (Phase 1)



# Conceptual Site Plan - Prairie Pointe (Phase 2)







# Connect with us today!

[iciproperties.com](http://iciproperties.com)

**John Pearson**

PRESIDENT / BROKER

[jpearson@iciproperties.com](mailto:jpearson@iciproperties.com)

204-981-7220

**Brennan Pearson**

EXECUTIVE VICE PRESIDENT, PARTNER

[bpearson@iciproperties.com](mailto:bpearson@iciproperties.com)

204-291-5003

**Jared Kushner\***

VICE PRESIDENT

[jkushner@iciproperties.com](mailto:jkushner@iciproperties.com)

204-294-1087

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