

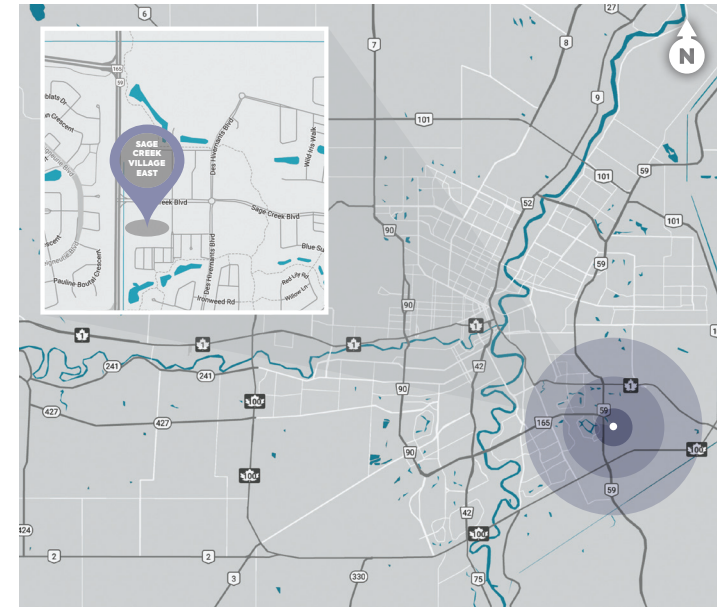
SAGE CREEK VILLAGE EAST

107 BURNING GLASS ROAD | WINNIPEG, MB

+ RETAIL FOR LEASE

Together with Sage Creek Village North and South, this property services the growing community of Sage Creek and the neighbouring communities to the west.

Located directly across the street from the fully-leased grocery and drug anchored Sage Creek Village South, construction and pre-leasing has now begun on this property where more retail and professional services in the area are in demand.



+ AREA DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
9,247	38,466	92,704



HOUSEHOLDS

1 KM	3 KM	5 KM
3,059	14,333	36,316



AVERAGE INCOME

1 KM	3 KM	5 KM
\$155,887	\$142,809	\$117,760

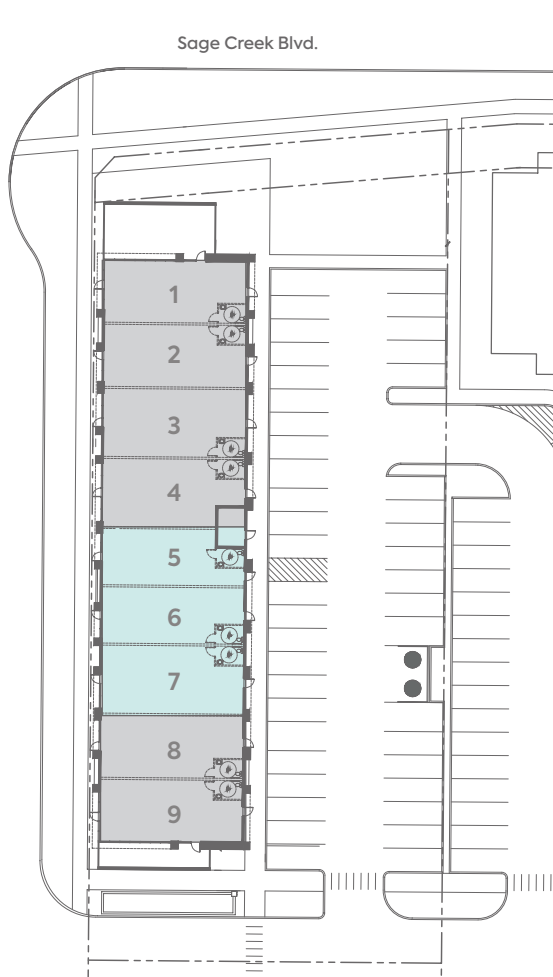


VEHICLES PER DAY

Approximately 23,300 on Lagimodière Boulevard

+ SITE PLAN

SAGE CREEK VILLAGE EAST



1	Leopold's Tavern	1,100 SF
2	Leopold's Tavern	1,100 SF
3	Leopold's Tavern	1,200 SF
4	Almond Nail	1,124 SF
5	AVAILABLE	933 SF
6	AVAILABLE	1,000 SF
7	AVAILABLE	1,200 SF
8	Better Burger	1,100 SF
9	Better Burger	1,100 SF

+ PROPERTY DETAILS



SITE AREA
33,910 SF



GROSS BUILDING AREA
10,000 SF



AVAILABILITY
Possession 2025



RENTAL RATE
Market



ADDITIONAL RENT
TBD



PARKING RATIO
4/1,000 SF

CONTACT



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The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.