

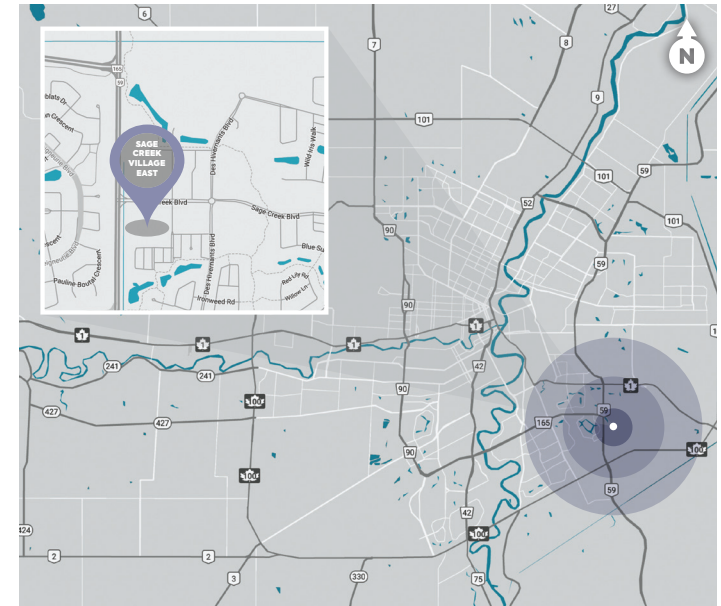
SAGE CREEK VILLAGE EAST

107 BURNING GLASS ROAD | WINNIPEG, MB

+ RETAIL FOR LEASE [FULLY LEASED]

Now fully leased, this retail centre joins Sage Creek Village North and South in serving the vibrant and growing community of Sage Creek and neighbouring communities to the west.

Positioned directly across from the grocery- and pharmacy-anchored Sage Creek Village South, the property delivers a complementary mix of retail and professional services that meet the needs of one of Winnipeg's fastest-growing neighbourhoods.



+ AREA DEMOGRAPHICS



POPULATION

1 KM
9,247

3 KM
38,466

5 KM
92,704



HOUSEHOLDS

1 KM
3,059

3 KM
14,333

5 KM
36,430



AVERAGE INCOME

1 KM
\$166,266

3 KM
\$162,281

5 KM
\$130,290

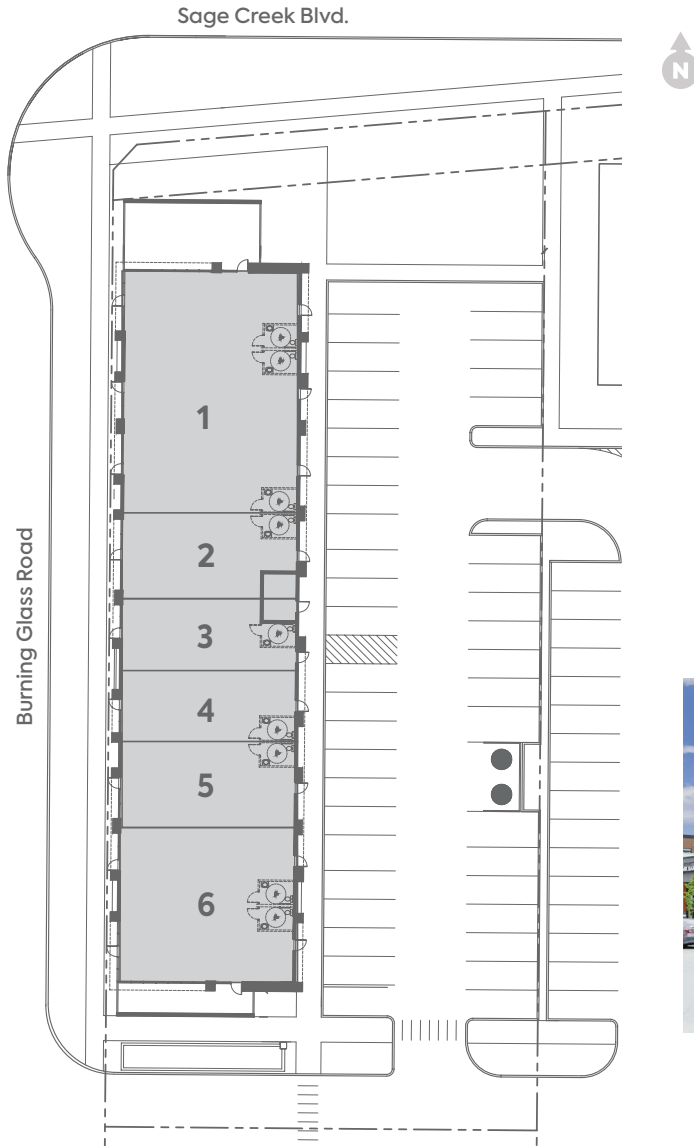


VEHICLES PER DAY

Approximately 23,300 on Lagimodière Boulevard

+ SITE PLAN

Sage Creek Village East



1	Leopold's Tavern	3,470 SF
2	Almond Nail	1,140 SF
3	Mr. Barber	940 SF
4	Mighty Meats & Deli	1,140 SF
5	Spice Magik	1,220 SF
6	Better Burger	2,200 SF



+ PROPERTY DETAILS



SITE AREA
33,910 SF



GROSS BUILDING AREA
10,000 SF



AVAILABILITY
Fully Leased



RENTAL RATE
Market

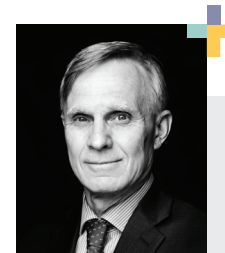


ADDITIONAL RENT
TBD



PARKING RATIO
4/1,000 SF

CONTACT



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