FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

1351 Main Street

DAUPHIN, MB

~ New Shopping Centre, Join Dollar Tree ~

PROPERTY HIGHLIGHTS

- Newly built retail shopping centre
- Last Unit available 1,170 sq. ft.
- Immediate possession
- Well situated on Dauphin's Main Street just across from Walmart and Safeway and next to Co-op Gas Bar
- New light controlled intersection now open
- Join anchor tenants Dollar Tree and Domino's Pizza

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Services provided by Rennie Zegalski Personal Real Estate Corporation

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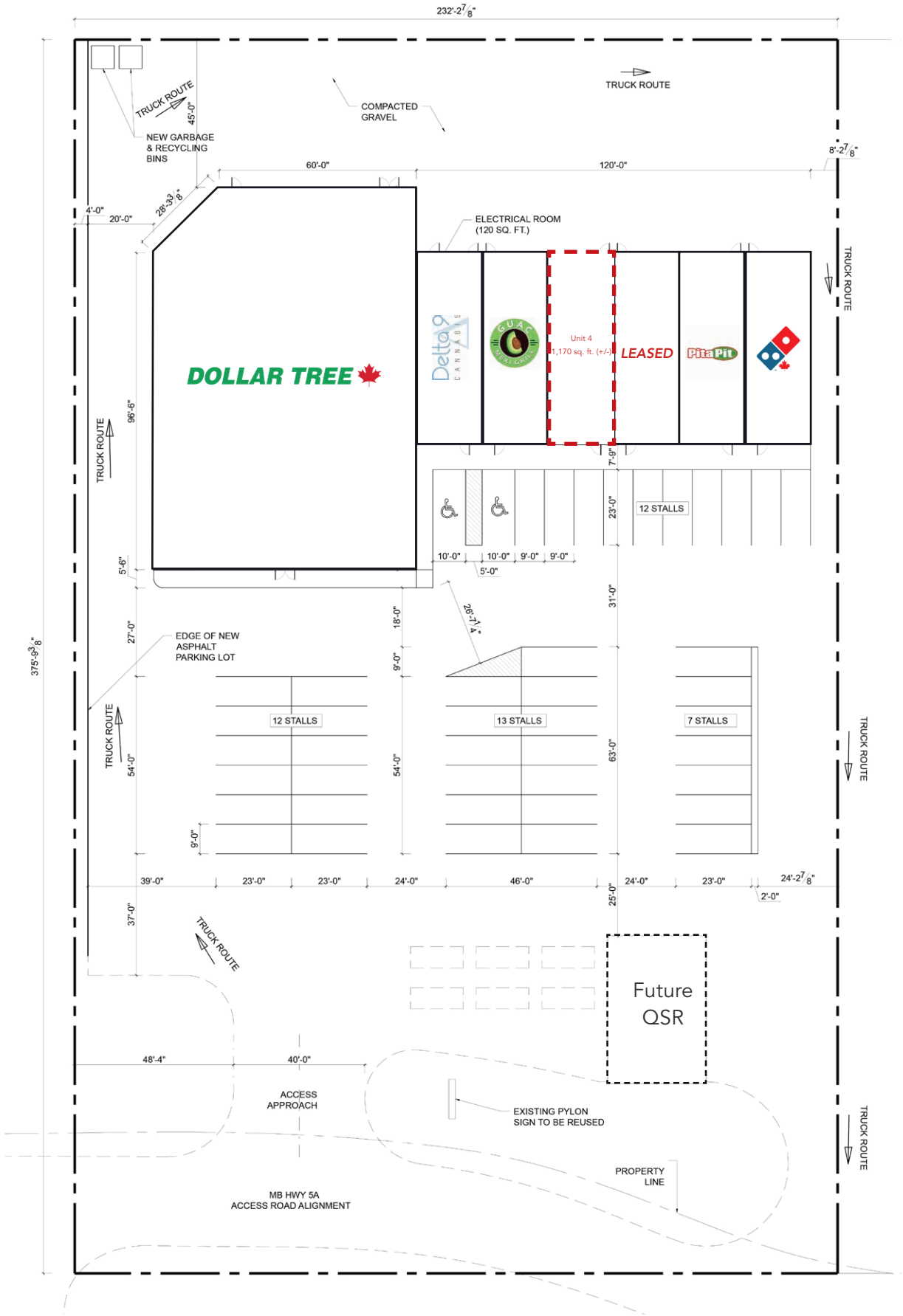
Property Details

LAND AREA (+/-)	2.0 acres
GROSS LEASEABLE AREA (+/-)	17,300 sq. ft.
AREA AVAILABLE (+/-)	Unit 4 — 1,170 sq. ft. ~~Unit 5~~ — ~~1,170 sq. ft.~~ ***LEASED*** Each unit measures approximately 20' frontage x 56'6" depth
ASKING BASIC RENT	$25.00 per sq. ft.
ADDITIONAL RENT (EST. 2026)	$5.00 per sq. ft. (plus mgmt. Fee of 5% of Gross Rent)
ACCESS	New light-controlled intersection
PARKING	44 stalls on-site (+/-)
UTILITIES	Separately Metered
POSSESSION DATE	Immediately
LANDLORD'S WORK	Front entrance, rear exit, water line to unit, roughed in sanitary drainage, 4 ton RTU, electrical panel - 125A/120V 3Ph/4W-42 CCT

Site Plan


232'-2 7/8"
TRUCK ROUTE
COMPACTED GRAVEL
NEW GARBAGE & RECYCLING BINS
45'-0"
60'-0"
120'-0"
8'-2 7/8"
4'-0"
20'-0"
28'-3 3/8"
ELECTRICAL ROOM (120 SQ. FT.)
DOLLAR TREE
Delta 9 CANNABIS
GUAC MEXICAN GRILL
Unit 4
1,170 sq. ft. (+/-)
LEASED
Pita Pit
96'-6"
7'-9"
23'-0"
12 STALLS
10'-0"
10'-0"
9'-0"
9'-0"
5'-0"
5'-6"
31'-0"
26'-7 1/4"
18'-0"
27'-0"
375'-9 3/8"
EDGE OF NEW ASPHALT PARKING LOT
9'-0"
12 STALLS
13 STALLS
7 STALLS
54'-0"
54'-0"
63'-0"
9'-0"
39'-0"
23'-0"
23'-0"
24'-0"
46'-0"
24'-0"
23'-0"
24'-2 7/8"
2'-0"
25'-0"
37'-0"
Future QSR
48'-4"
40'-0"
ACCESS APPROACH
EXISTING PYLON SIGN TO BE REUSED
PROPERTY LINE
MB HWY 5A ACCESS ROAD ALIGNMENT

Site Plan

A&W
KFC
Jeep
LILLY AVENUE
CRUISE CRESCENT
PISTON RING
SITE
CO-OP
New
Light-Controlled
Intersection
Boston Pizza
Walmart
petvalu
your pet · your store
Scotiabank
SAFEWAY
THE SOURCE
WAREHOUSE one
NEW
PETRO-CANADA
GAS BAR
LIQUOR MART
Esso
Super 8
DQ
CANADIAN TIRE
MAIN STREET S.
Tim Hortons
Pizza Hut
gm
Smittyʼs
Ford

Retail Aerial

Drive Time Analysis

Demographics Analysis

POPULATION

	Total Population
DAUPHIN	8,177
25 KM	10,824
50 KM	16,854
100 KM	40,437

HOUSEHOLDS

	Total Households
DAUPHIN	3,916
25 KM	5,072
50 KM	7,818
100 KM	17,365

POPULATION AT WORK

	Total Daytime Population at Work
DAUPHIN	6,019
25 KM	6,577
50 KM	9,165
100 KM	18,441

HOUSEHOLD INCOME

	Average Household Income
DAUPHIN	$72,945
1 KM	$77,497
3 KM	$75,093
5 KM	$73,200

MEDIAN AGE

	Median Age
DAUPHIN	43
25 KM	45
50 KM	47
100 KM	45

PROJECTED HOUSEHOLD INCOME

	Projected Household Income (2029)
DAUPHIN	$99,030
1 KM	$104,656
3 KM	$101,162
5 KM	$106,127

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Contact

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