

RETAIL SPACE FOR LEASE IN A NEW, DOLLAR TREE ANCHORED CENTRE



1351 Main Street

DAUPHIN, MB



RENNIE ZEGALSKI, Principal

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Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

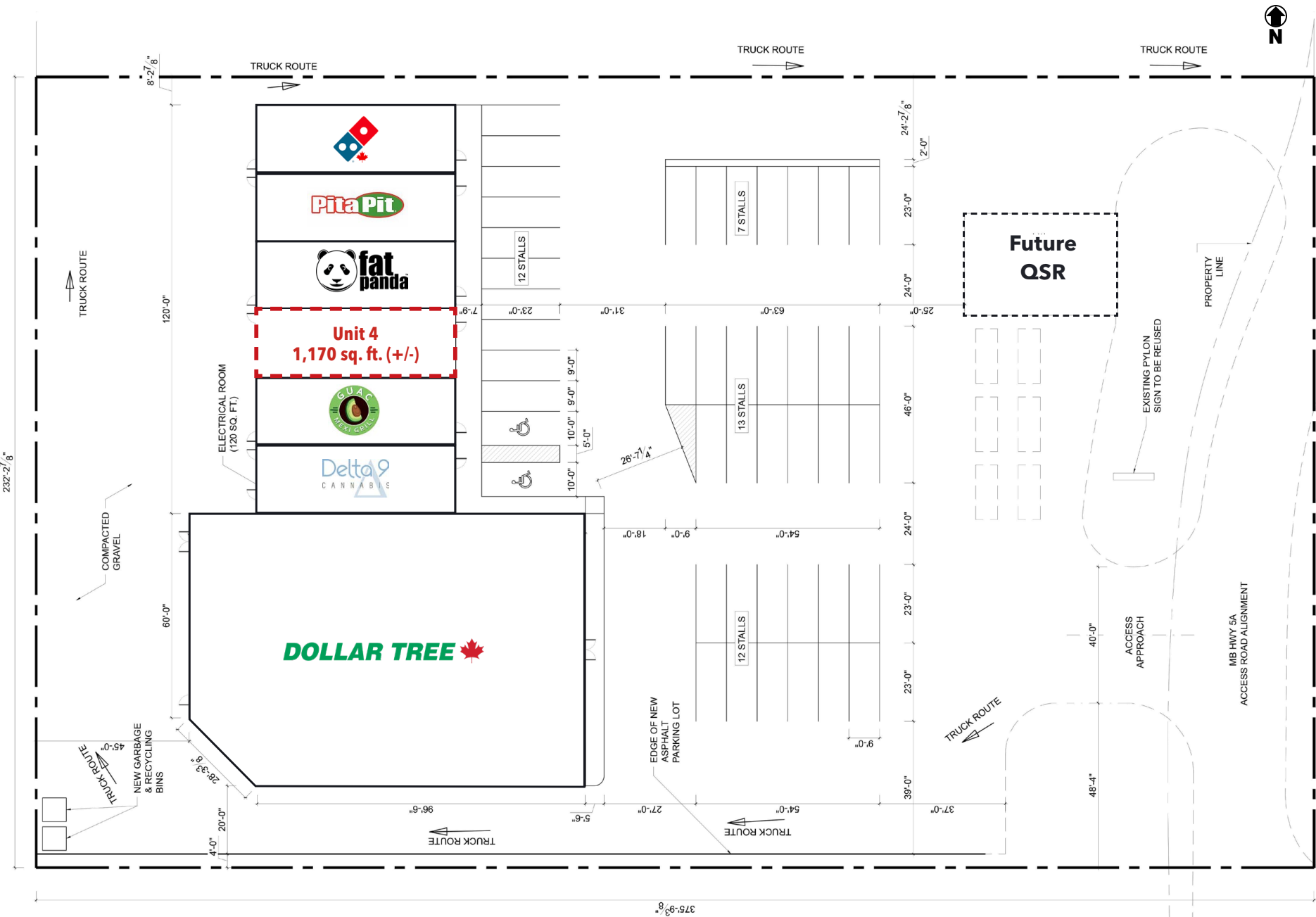
LAND AREA (+/-)	2.0 acres
GROSS LEASABLE AREA (+/-)	17,300 sq. ft.
AREA AVAILABLE (+/-)	Unit 4: 1,170 sq. ft.
ASKING BASIC RENT	\$25.00 per sq. ft.
ADDITIONAL RENT (est. 2026)	\$5.00 per sq. ft. <i>(plus mgmt. Fee of 5% of Gross Rent)</i>
ACCESS	New light-controlled intersection
PARKING	44 stalls on-site (+/-)
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

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 and Petro Canada
- New light controlled intersection now open
- Join anchor tenants Dollar Tree and Domino's Pizza



SITE PLAN



LOCATION AERIAL



RETAIL MAP



DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

Population at Work

Dauphin	25 km	50 km	100 km
24,749	121,198	248,368	248,368
6,019	6,577	9,165	18,441



MEDIAN AGE

Median Age

Dauphin	25 km	50 km	100 km
43	45	47	45



HOUSEHOLD INCOME

Avg. Household Income

Proj. Household Income (2029)

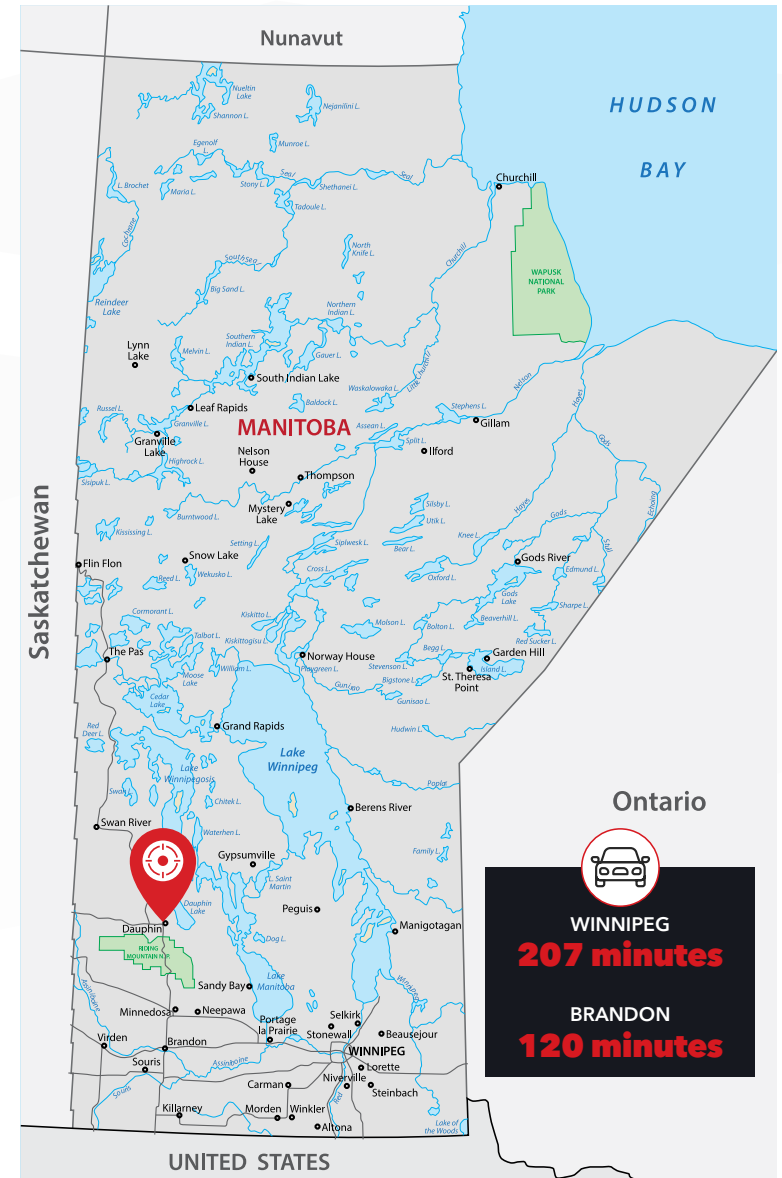
Dauphin	25 km	50 km	100 km
\$72,945	\$77,497	\$75,093	\$73,200
\$99,030	\$104,656	\$101,162	\$106,127



HOUSEHOLDS

Total Households

Dauphin	25 km	50 km	100 km
3,916	5,072	7,818	17,365



Contact

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