

JOIN TIM HORTONS & ESSO GAS



9158 & 9160 QUARRY E ROAD STONY MOUNTAIN, MB



AREA OVERVIEW

Stony Mountain offers retailers a strong and growing customer base within minutes of Winnipeg and Stonewall, Manitoba. The community has a population of nearly 2,000, with access to more than 8,400 residents in the broader RM of Rockwood. Household spending power is exceptionally strong: the median household income exceeds \$100,000, well above typical rural averages, and the area maintains low unemployment and stable year-round employment supported by major local institutions.

The demographic profile is balanced and retail-friendly, with a solid mix of families, working-age residents, and retirees—creating demand for daily-needs shopping, services, food and beverage, and specialty retail. Stony Mountain's location just 11 km north of Winnipeg along Provincial Highway 7 provides excellent visibility and convenient access for commuters and regional traffic.

With limited existing commercial supply, retailers entering the market have the opportunity to become key service providers in an underserved, high-income community. Strong local purchasing power, population growth, and strategic proximity to the Winnipeg Metro Region make Stony Mountain a compelling location for new retail development and leasing.

STONY MOUNTAIN FACTS



STRONG POPULATION GROWTH & NEW HOUSING - 1,800 new homes projected for 2027



STEADY, DIVERSE LOCAL WORKFORCE - 4,000 (+/-) labour force in RM of Rockwood



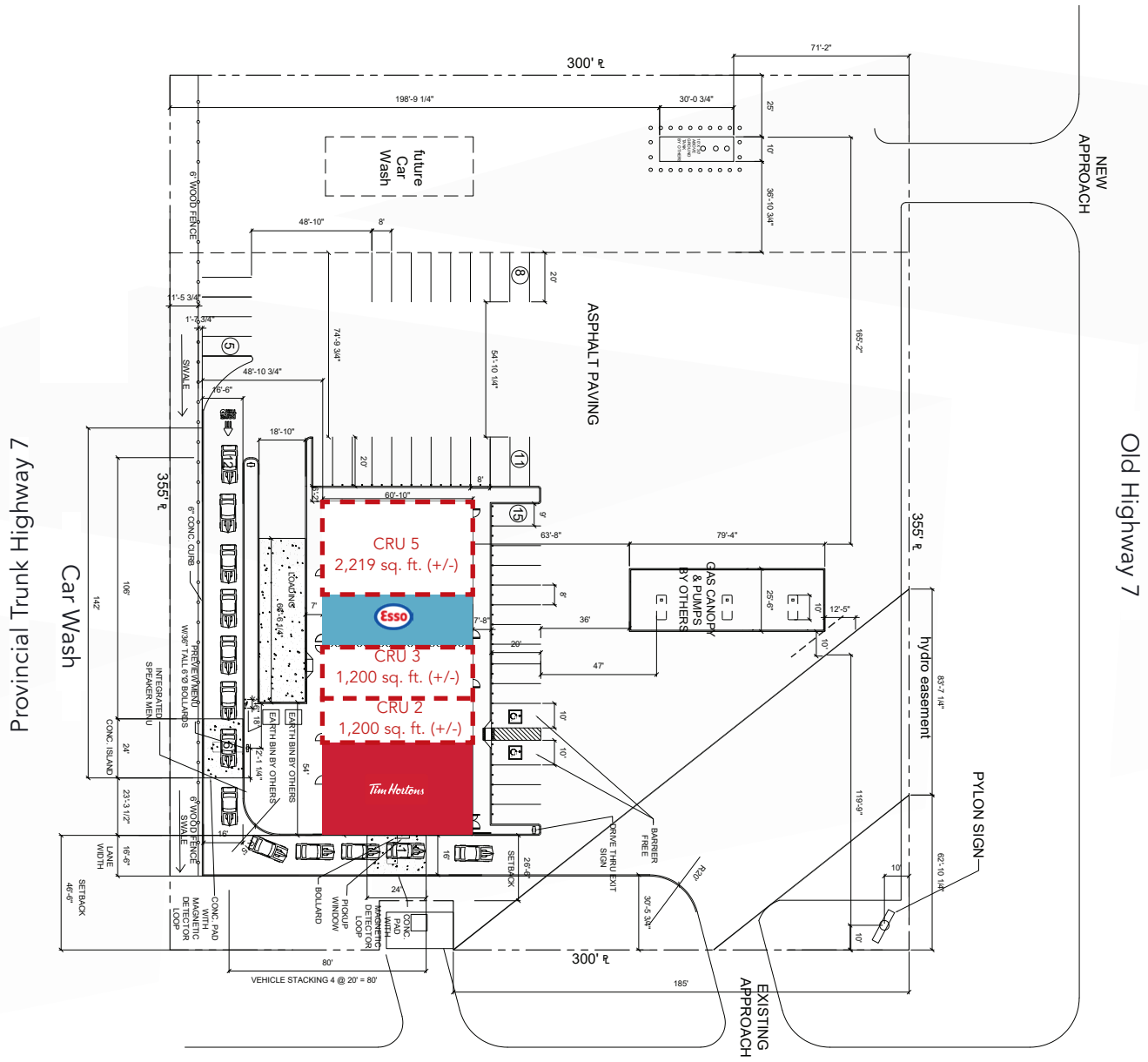
MAJOR LOCAL ECONOMIC ANCHORS - Heavy daily commuter traffic brings a large number of people into the community each day

PROPERTY DETAILS

GROSS LEASABLE AREA (+/-)	8,038 sq. ft.
AREA AVAILABLE (+/-)	CRU 2: 1,200 sq. ft.
	CRU 3: 1,200 sq. ft.
	CRU 5: 2,219 sq. ft.
	*CRU 2 & 3 can be combined to 2,400 sq. ft.
BASIC RENT	\$30.00 per sq. ft.
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2025)
PARKING	31 stalls (Phase 1)
AVAILABILITY	Ready for tenant fixturing
SIGNAGE	Building signage and pylon signage opportunities <i>Pylon signage opportunities on the site and along Highway 7</i>

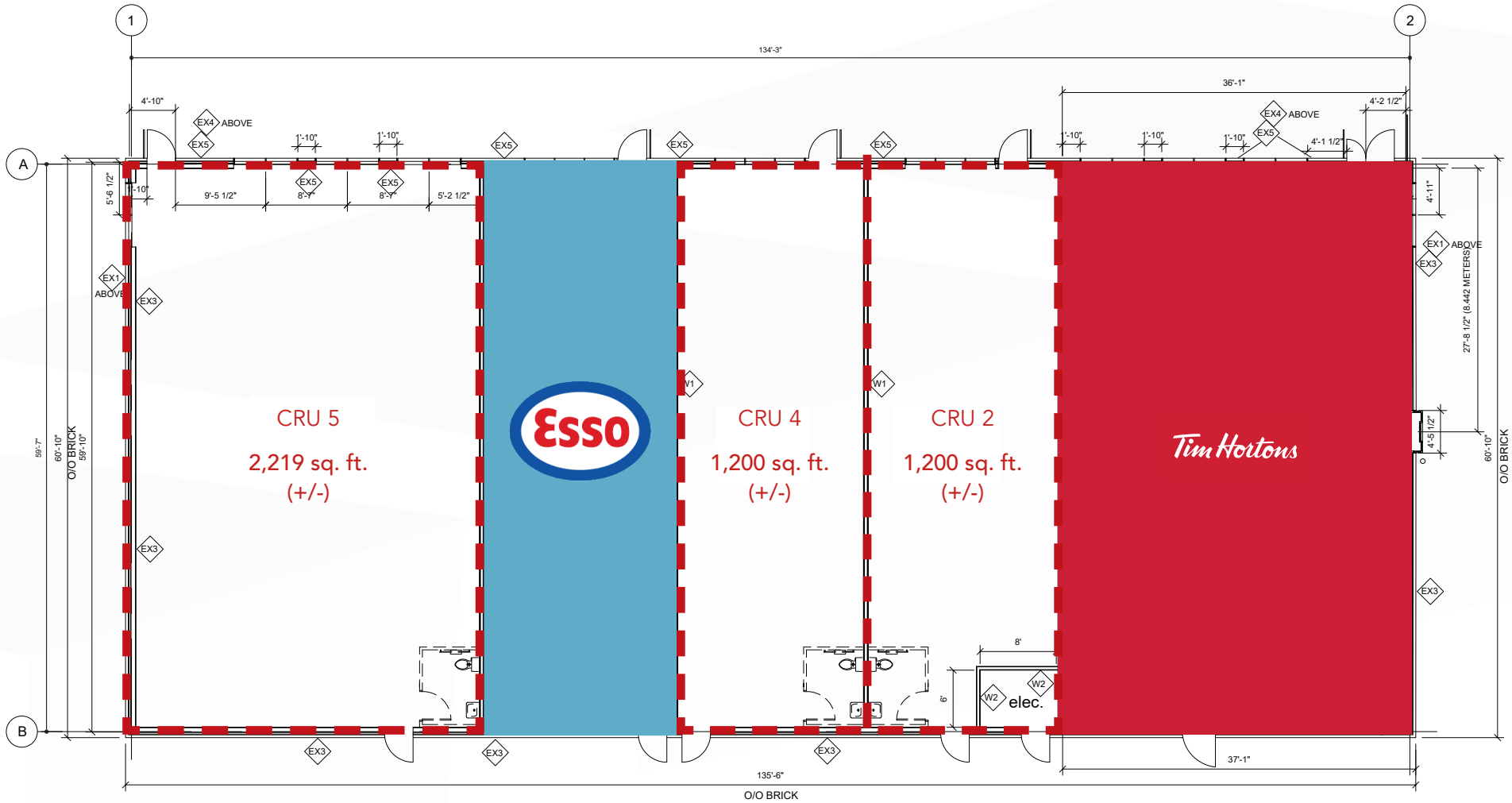


SITE PLAN



Quarry Road

FLOOR PLAN



DRIVE TIME ANALYSIS



STONEWALL, MB
10 minutes



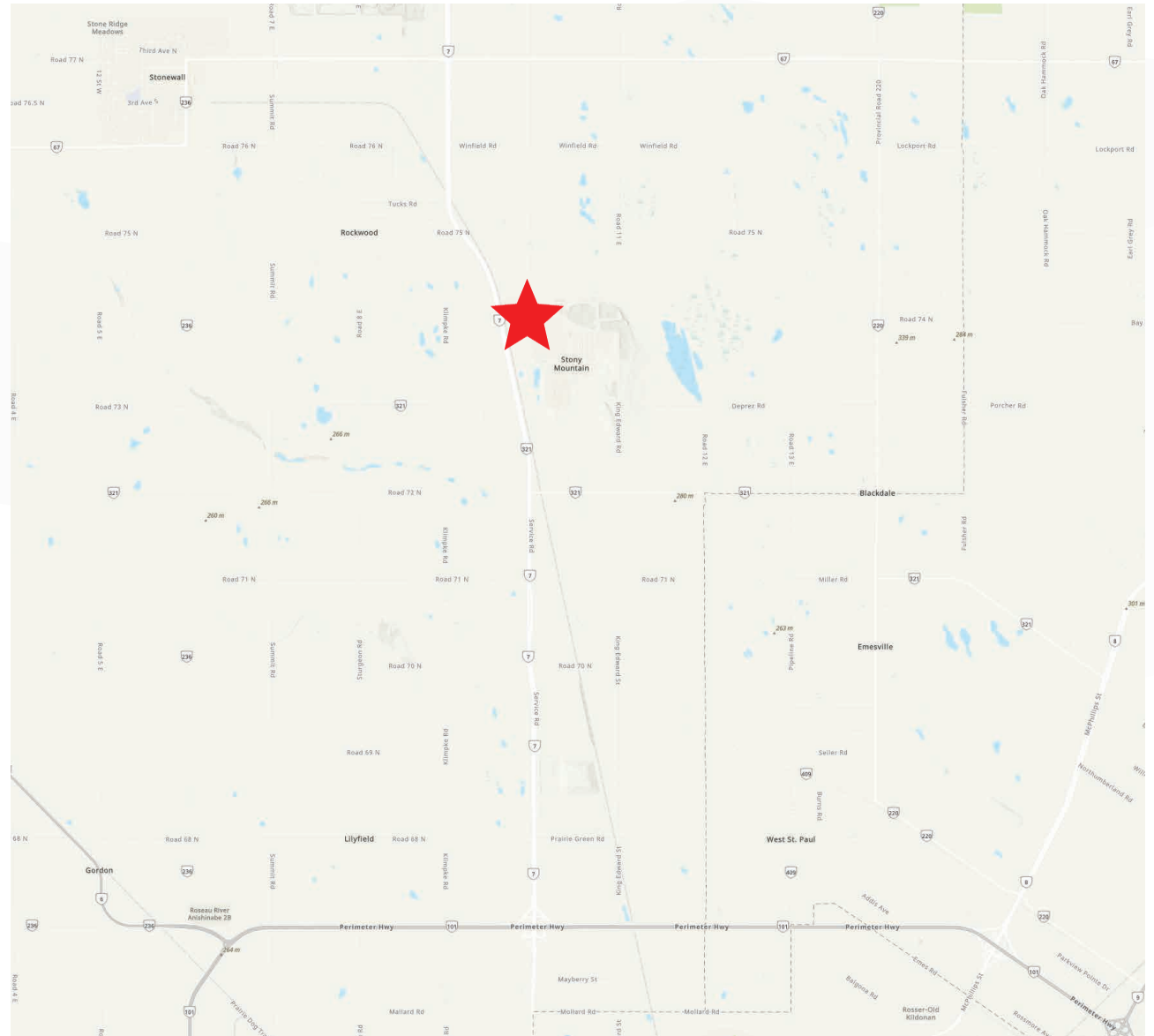
PORTAGE AND MAIN
37 minutes



PERIMETER HIGHWAY
9 minutes



TRANSCANADA HIGHWAY
20 minutes



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

3 km

5 km

7 km

2,947

3,072

4,385

PROJECTED POPULATION (2030)

3,313

3,429

4,777



MEDIAN AGE

MEDIAN AGE

3 km

5 km

7 km

39.3

39.4

40.3



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

3 km

5 km

7 km

\$120,642

\$121,051

\$130,313

PROJ. HOUSEHOLD INCOME (2030)

\$134,477

\$135,038

\$146,284



HOUSEHOLDS

TOTAL HOUSEHOLDS

3 km

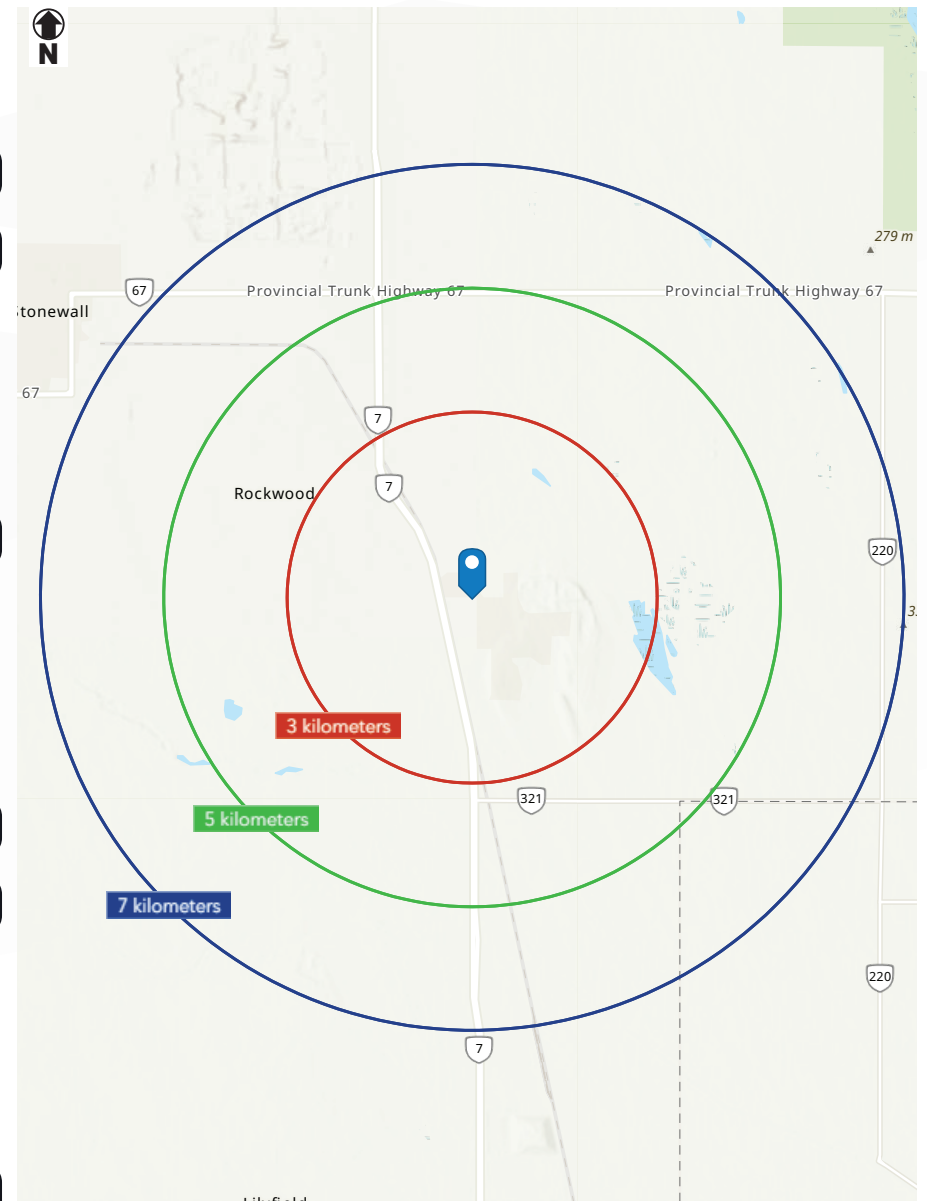
5 km

7 km

652

701

1,201




CONTACT

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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