

COMMERCIAL SPACE FOR LEASE | STONEWALL, MANITOBA



 **THE QUARRY DISTRICT**

**Opening Fall 2027!**



**Join Red River Co-op**



**LEASING BY:**

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**DEVELOPED BY:**



# THE QUARRY DISTRICT

*The Quarry District offers unmatched visibility and convenience in the heart of the growing community of Stonewall, Manitoba. Surrounded by new and future residential developments, this vibrant retail hub is designed to serve both local residents and the broader trade area. With ample on-site parking and modern infrastructure, The Quarry District provides the perfect setting for retailers, restaurants, and service providers to thrive. Join the Quarry District and be part of Stonewall's next chapter of growth and opportunity*



# STONEWALL, MANITOBA



Located just 25 km north of Winnipeg along Provincial Trunk Highway 67, Stonewall is a vibrant town of more than 5,000 residents. With an above average household income and strong population density, Stonewall offers strong purchasing power and a stable economic base. The community boasts a balanced demographic profile: 61% of residents are in their prime working years, while 21% are seniors, creating demand for diverse retail, healthcare, and lifestyle services.

Stonewall's economy has evolved from its limestone quarry heritage into a diversified mix of retail, services, and light industry. Proximity to Winnipeg positions Stonewall as a strategic location for retailers seeking to capture both local and regional traffic.

Beyond its economic strengths, Stonewall offers rich community character. Quarry Park, a reclaimed historic site, provides scenic trails and cultural experiences, while annual events like Quarry Days bring residents and visitors together for music, food, and family fun. Recreational amenities—from Kinsmen Lake to curling rinks and golf courses—underscore the town's appeal as a place to live, work, and play.



# PROPERTY DETAILS

<b>CENTRE GLA (+/-)</b>	Phase 1: 44,000 sq. ft. Phase 2: 61,291 sq. ft. Total: 105,291 sq. ft.
<b>RETAIL AVAILABILITY (+/-)</b>	1,200 sq. ft. and up
<b>NET RENTAL RATE</b>	TBD (dependent upon area of premises)
<b>ADDITIONAL RENT</b>	\$7.50 per sq. ft. (est. 2027)
<b>PARKING (+/-)</b>	527 stalls (+/-)
<b>OCCUPANCY</b>	Fall 2027

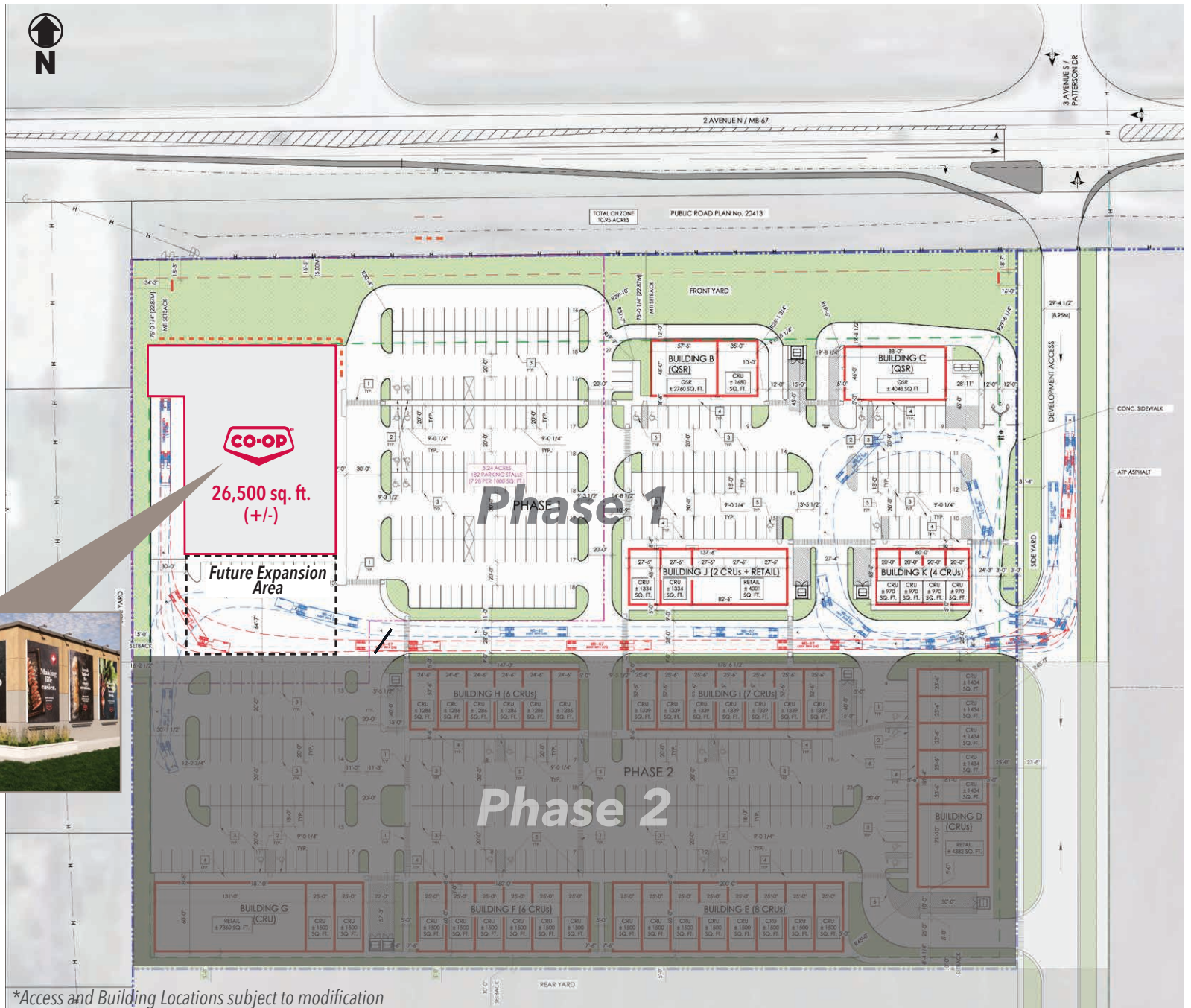
## PROPERTY HIGHLIGHTS

- Strategically located in Stonewall, MB and surrounded by new and existing residential developments
- Grocery-anchored site with 26,500 sq. ft. Co-op Grocery Store commencing construction in Fall 2026
- Opening Fall 2027
- Excellent frontage and visibility from Highway 67
- Strong average household incomes of approximately \$130,000 in the immediate area



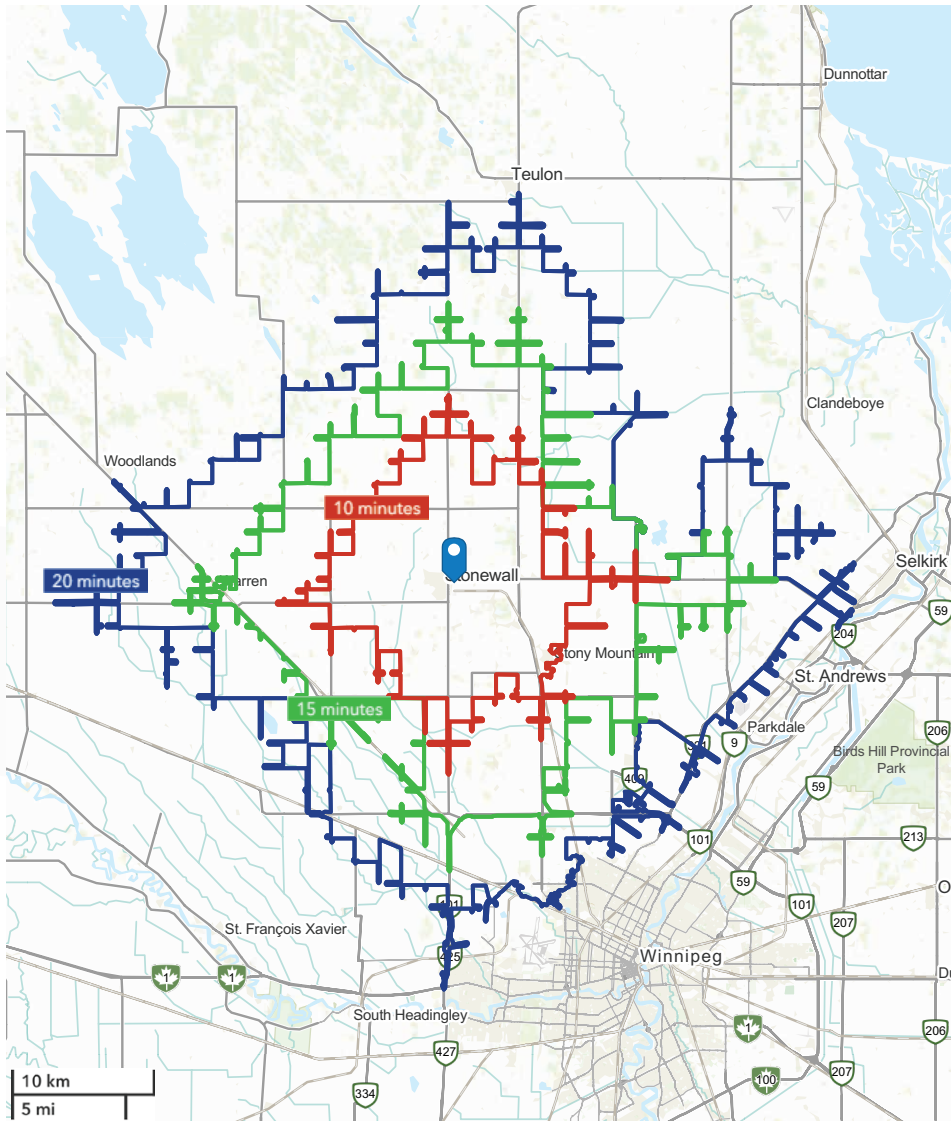


# SITE PLAN



\*Access and Building Locations subject to modification

# DRIVE-TIME DEMOGRAPHIC ANALYSIS



## POPULATION

	10 min.	15 min.	20 min.
<b>TOTAL POPULATION</b>	<b>10,965</b>	<b>13,959</b>	<b>34,502</b>
<b>GROWTH RATE (2025-2030)</b>	<b>1.35%</b>	<b>1.35%</b>	<b>1.85%</b>



## HOUSEHOLDS

	10 min.	15 min.	20 min.
<b>TOTAL HOUSEHOLDS</b>	<b>3,662</b>	<b>4,731</b>	<b>10,815</b>
<b>GROWTH RATE (2025-2030)</b>	<b>6.80%</b>	<b>7.14%</b>	<b>9.64%</b>



## HOUSEHOLD INCOME

	10 min.	15 min.	20 min.
<b>AVG. HOUSEHOLD INCOME</b>	<b>\$129,680</b>	<b>\$130,266</b>	<b>\$135,813</b>
<b>GROWTH RATE (2025-2030)</b>	<b>12.80%</b>	<b>12.81%</b>	<b>14.40%</b>



## HOUSEHOLD SPENDING

	10 min.	15 min.	20 min.
<b>AVG. TOTAL SPEND/YR.</b>	<b>\$121,872</b>	<b>\$122,490</b>	<b>\$129,143</b>
<b>AVG. FOOD SPEND</b>	<b>\$12,308</b>	<b>\$12,354</b>	<b>\$13,832</b>
<b>AVG. SHELTER SPEND</b>	<b>\$20,214</b>	<b>\$20,208</b>	<b>\$24,013</b>
<b>AVG. RECREATION SPEND</b>	<b>\$6,344</b>	<b>\$6,387</b>	<b>\$5,938</b>

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## LEASING CONTACT

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## DEVELOPED BY



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