

GARDEN CITY SHOPPING CENTRE



ADDRESS

2305 McPhillips Street,
Winnipeg, Manitoba

INTERSECTION

McPhillips Street and Leila Avenue

TOTAL COMPLEX

395,025 sq ft

MAJOR TENANTS

Canadian Tire
Sears
Winners
Dollarama
GoodLife Fitness

FEATURES

- An excellent mix of national tenants
- Prime location in sought after area
- Situated in growing neighbourhood
- Ideally positioned in a mainstream Winnipeg area



2013 TRADE AREA DEMOGRAPHICS

Total Population
Median Age
Total Households
Average Household Size
Households with Children
Average Household Income

0-10 MINUTE DRIVE TIME

156,270
37.02
55,744
2.77
29,301
\$68,581

0-20 MINUTE DRIVE TIME

451,952
38.76
184,233
2.41
77,413
\$73,024

2016 PROJECTIONS

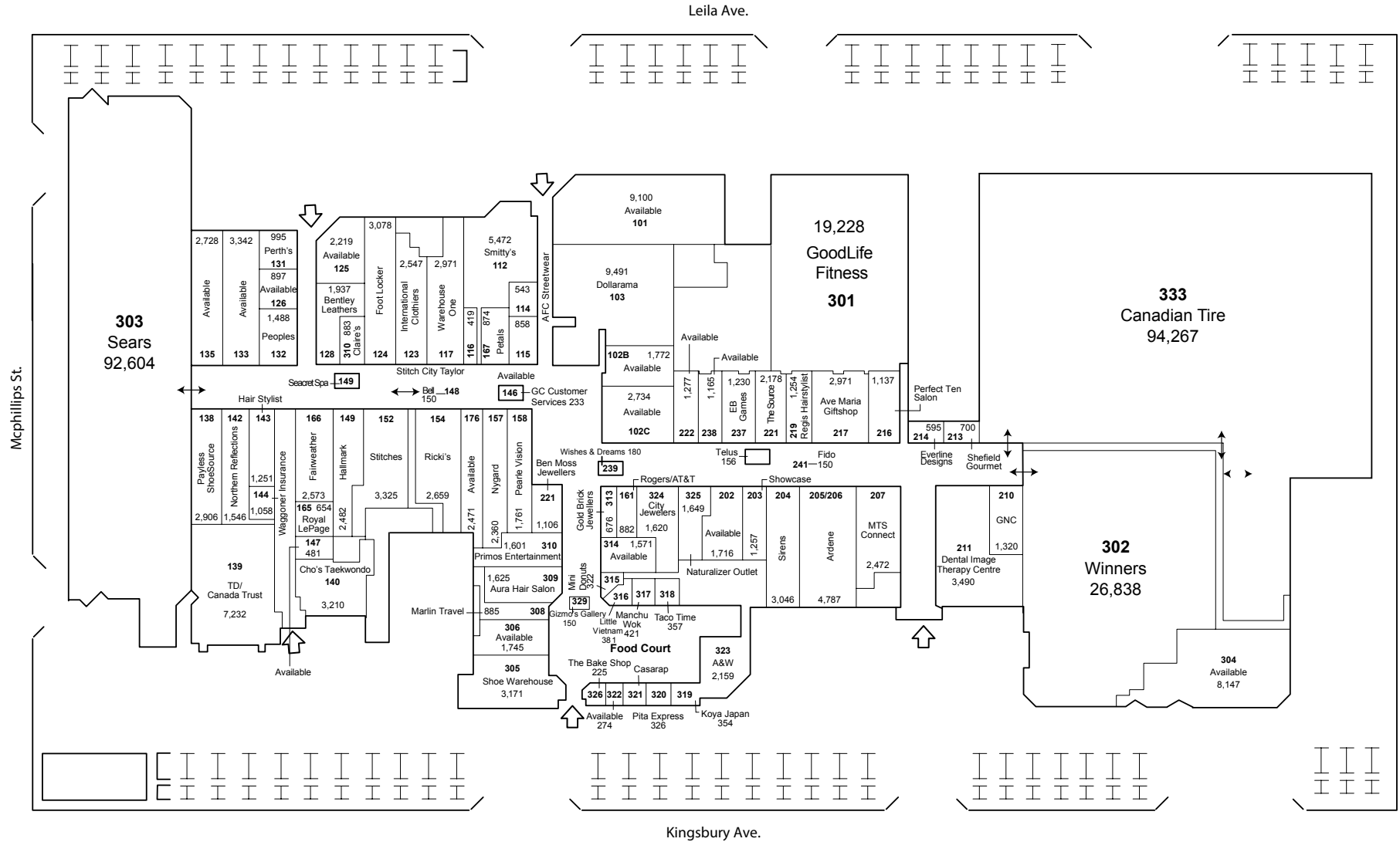
Total Population
Median Age
Total Households
Average Household Size
Households with Children
Average Household Income

0-10 MINUTE DRIVE TIME

162,224
37.13
57,429
2.8
29,920
\$77,365

0-20 MINUTE DRIVE TIME

462,458
38.95
190,402
2.38
78,322
\$82,089



The purpose of this plan is to identify the approximate location, size and dimension of the Leased Premises in the Shopping Centre. Subject to the terms of the Lease, the Landlord reserves the right at any time to relocate, rearrange, alter or expand the building and structures, other premises, the Common Areas, and any part of the Leased Premises from that shown on this plan. All information, dimensions, sizes and areas are approximate only and are to be verified on site. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Shopping Centre. 01/14