

FOR LEASE

MAIN FLOOR RETAIL SPACE ON MAIN STREET



**COMMERCIAL REAL ESTATE
SERVICES INC.**



272 Main Street is located on the west side of Main Street at Graham Avenue within walking distance of most downtown amenities including Winnipeg Square, the MTS Centre and Cityplace. The building features excellent signage and is currently being converted to apartments with main floor commercial space available that would be ideal for coffee shop or professional use.

272 Main Street

Winnipeg, MB

PROPERTY DETAILS

AREA AVAILABLE	1,573 sq. ft. (+/-) 1,190 sq. ft. (+/-)
LEASE RATE	\$28.00 per sq. ft. Gross (plus utilities)

For more information please contact:

Peter Kaufmann

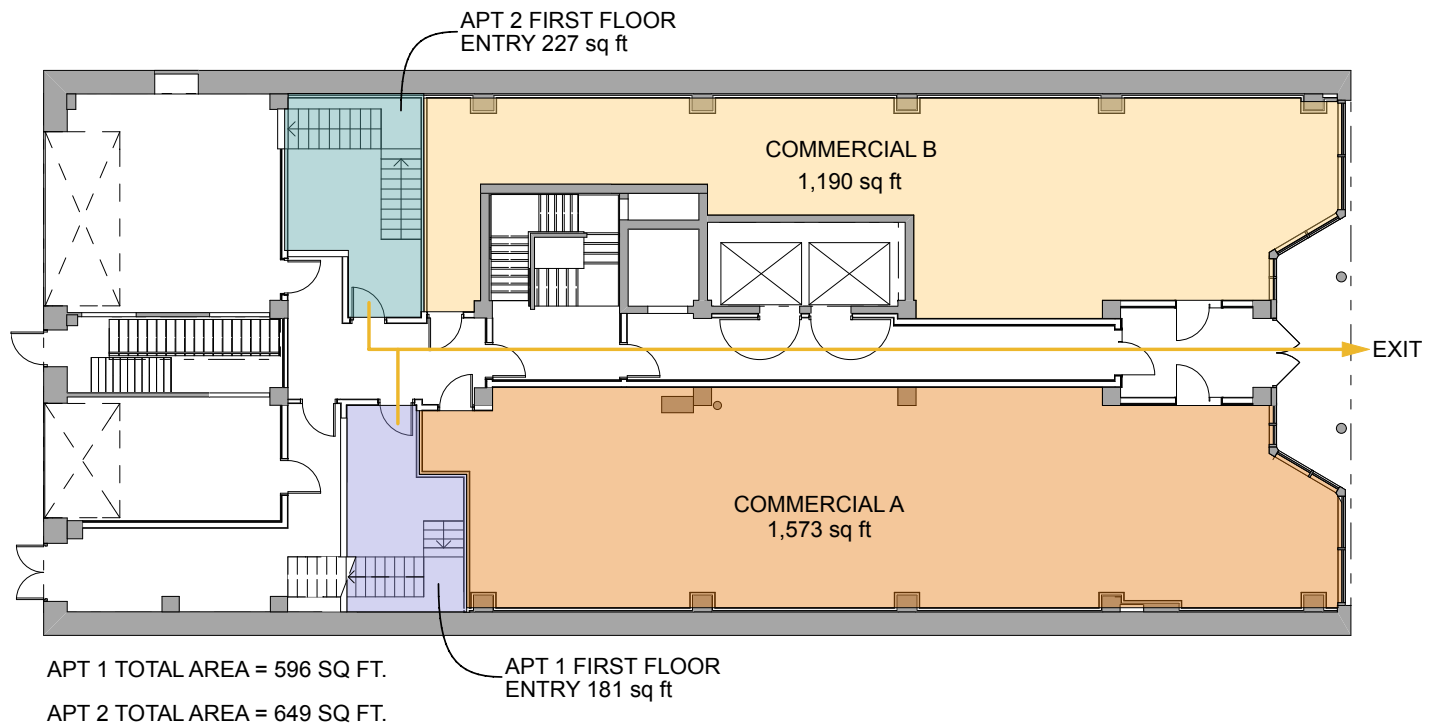
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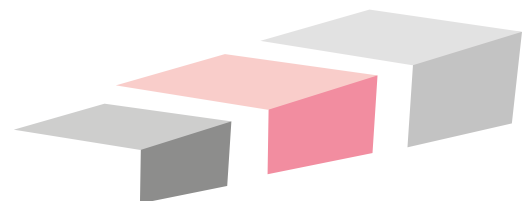
MAIN FLOOR PLAN



LEVEL 1

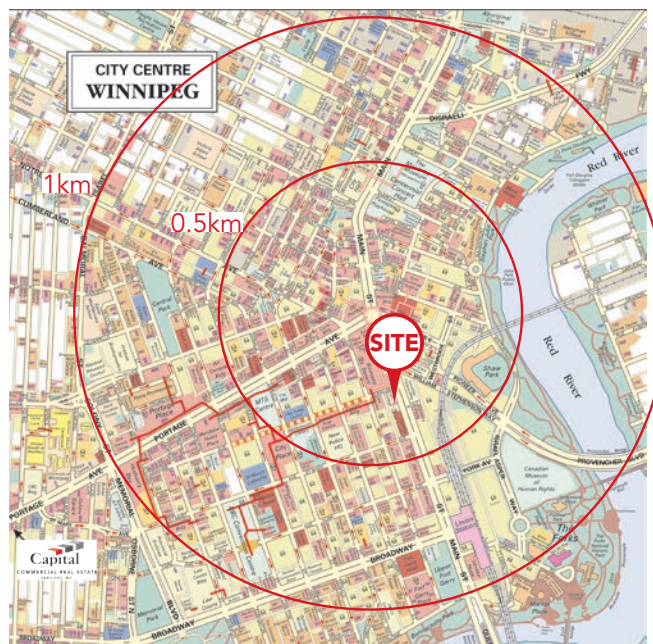
SCALE: 1/16" = 1'-0"

EXTERIOR RENDERING



SITE LOCATION & DEMOGRAPHIC ANALYSIS

2015 Demographic Analysis Capital Commercial	Portage & Main 0.5 kilometer ring		Portage & Main 1 kilometer ring	
		%		%
Total Population				
2015 estimated	801		13,683	
2020 Projected	1,005		15,543	
% Pop. Change (2010-2015)	25.8%		10.3%	
% Pop. Change (2015-2020)	25.4%		13.6%	
2015 Total Population by Age	801		13,683	
0 to 9 years	78		1,317	
10 to 19 years	67	8.4%	1,014	7.4%
20 to 29 years	125	15.6%	2,373	17.3%
30 to 39 years	162	20.2%	2,493	18.2%
40 to 49 years	124	15.5%	1,814	13.3%
50 to 64 years	145	18.1%	2,505	18.3%
65 years & over	100	12.5%	2,165	15.8%
Median Age	38.0		38.4	
Total Daytime Population	13,419		88,586	
Daytime Population at Home	511	3.8%	7,894	8.9%
Daytime Population at Work	12,907	96.2%	80,692	91.1%
2015 Total Census Families	170		2,119	
Average Persons Per Family	3.2		3.1	
Total Couples	114	67.5%	1,407	66.4%
Without children at home	65	38.4%	622	29.4%
With children at home	49	29.1%	785	37.1%
Lone-parent families	55	32.5%	712	33.6%
Children Per Census Family	0.9		1.3	
2015 Households	438		6,945	
Persons per household	1.99		1.73	
Average household income	\$ 68,492		\$ 43,978	
2018 projected	\$ 61,655		\$ 38,615	
2020 projected	\$ 62,771		\$ 38,900	
2015 Occupied Dwellings	438		6,945	
Owned dwellings	164	37.4%	947	13.6%
Rented dwellings	274	62.6%	5,998	86.4%
Band housing (2015 Estimate)	0	0.0%	0	0.0%
Dominant building type	Apartment, building l...		Apartment, building l...	
Dominant period of construction	Before 1960		1961-1980	
2015 Educational Attainment (15 yrs+)	710		10,236	
Less than a bachelor degree	423	59.6%	7,266	71.0%
Bachelor degree & higher	287	40.4%	2,970	29.0%
2015 Labour Force 15 years+	600		9,465	
Participation rate	67.0%		63.1%	
Total Businesses	1,114		3,343	
2015 Household Population by visible minority groups	874		12,039	
Total visible minority population	274	31.3%	5,548	46.1%
Caucasian	330	37.8%	6,474	53.8%
Top 3 visible minorities	Filipino Chinese Black		Filipino Black Chinese	
Total Household Expenditure/Yr	\$ 66,119		\$ 44,740	



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