

FOR SUBLEASE

Dominant Retail Development in Busy Shopping Node

Brandon South, 1645 18th Street, Brandon, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



400+
PARKING STALLS



223,000+
TRADE AREA

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TRADE AREA DEMOGRAPHICS

Total Population	223,078
Daytime Population	189,169
Households	80,169
Median Age	38.9
Avg. Household Income	\$89,272

Detailed reports available on request
Source: Environics Analytics ©2019



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PROPERTY SUMMARY

Available for Sublease	42,699 SF
Lease Expiry Date	October 31, 2023
Gross Leasable Area	75,500 SF
Land Area	7.8 acres
Zoning	C3

FEATURES

- Tenants include Staples and Liquor Mart. Shadow-anchored by Canadian Tire.
- Opportunity for **dominant pylon signage**.
- **Ample parking** with 400+ stalls.
- Located in the heart of Brandon's **busiest commercial area**, on the southeast corner of 18th Street and Richmond Avenue, across from Brandon Shoppers Mall.
- **Excellent access** from both Richmond Avenue and 18th Street.

ABOUT BRANDON, MANITOBA

- **Regional hub and service centre** for Southwest Manitoba region
- Brandon's population in 2016 was 57,652, an **8.3% increase** from 2011, keeping pace with the fastest growing cities in Canada.
- The Brandon trade area has a **diversified economy** with many contributors including the CFB Shilo Base, the Bakken Formation oil field, Maple Leaf, Behlen Industries, Paul's Hauling and Koch Industries.
- Home to Brandon University, Assiniboine Community College and the Manitoba Emergency Services College.
- Growing multi-cultural community with a **diverse and well-educated workforce**.



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