

NORTH TOWN CENTRE

A modern take on a
classic gathering place.



325, 335, 345 AND 355 NORTH TOWN ROAD
WINNIPEG, MANITOBA

Behie
REAL ESTATE INC.



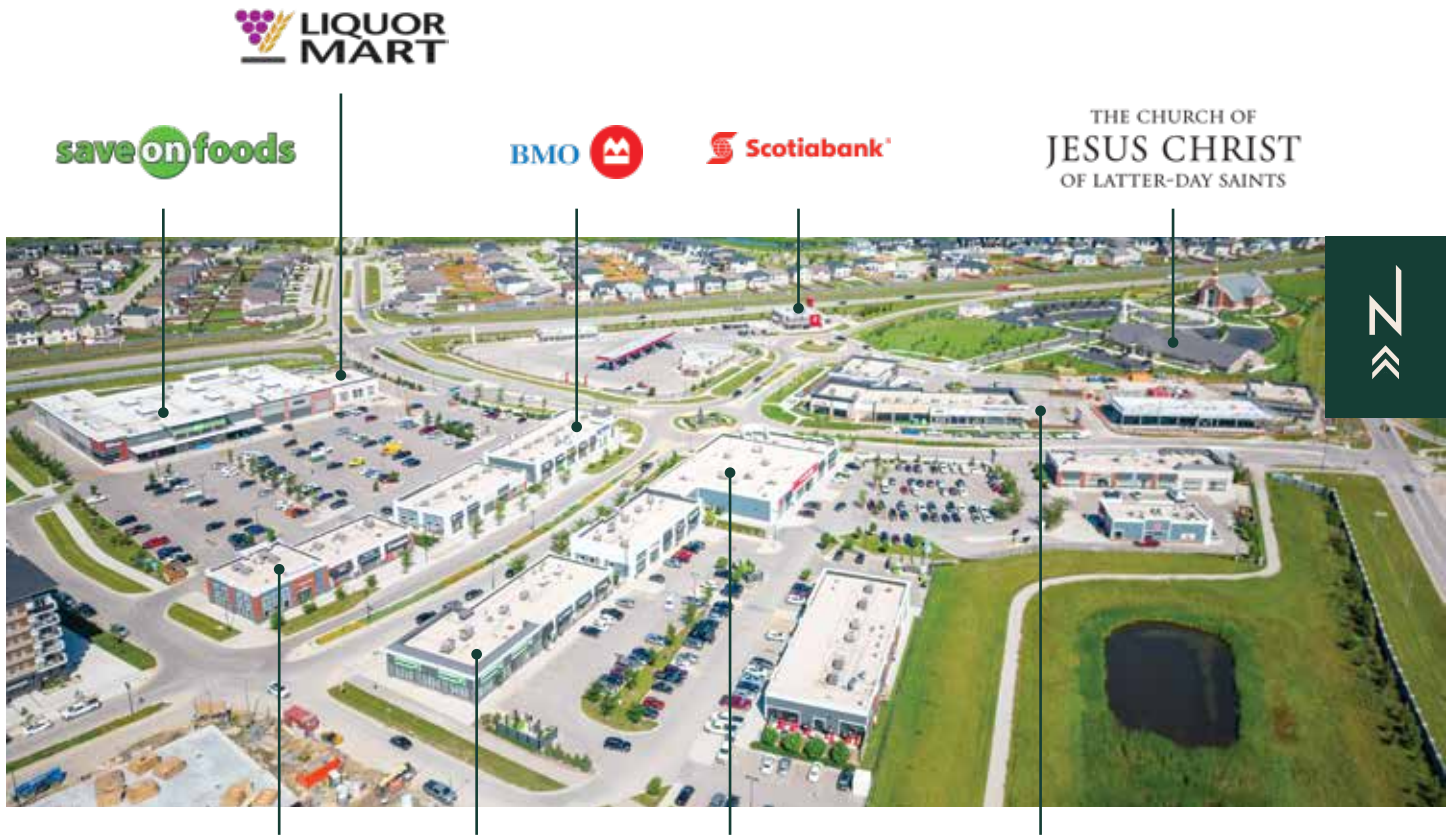
Located in the heart of Winnipeg's rapidly growing Bridgwater community.

North Town Centre is a modern take on the timeless village square. It's a short walk from Bridgwater's homes and condos, and features lively places to gather, shop and dine. The architecture and amenities look to the future, with details like fibre cement shakes and underground waste management.

We're seeking businesses with the products, services and community mindedness that every great neighbourhood needs.



Bridgwater's neighbourhood focal point.





Every
community
needs
a great
salon.



End-Cap Unit Now Available at Light-Controlled Intersection along Kenaston Boulevard



PUBLICLY ANNOUNCED TENANTS

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> ① My Indigo ② Available – 1,666 sq.ft ③ KFC ④ Pet’s Paradise ⑤ Supplement World ⑥ Uplift Aesthetics ⑦ Bare Body Sugaring | <ul style="list-style-type: none"> ⑧ Press’d Sandwich Shop ⑨ Affinity Dental ⑩ Prairie Donair ⑪ La Salle Insurance ⑫ Pizza Pizza ⑬ Radhe Supermarket ⑭ Freshii | <ul style="list-style-type: none"> ⑮ Available – 1,242 sq.ft ⑯ Available – 1,241 sq.ft ⑰ Available – 1,279 sq.ft <p style="text-align: right; font-size: small;">CAN BE COMBINED</p> <ul style="list-style-type: none"> ⑱ Bright Scholars Montessori ⑲ Second Cup / Choccolato |
|--|---|---|

Shopping Centre Information

TOTAL BUILDING AREA

33,587 sq. ft.

ADDITIONAL RENT

\$13.29 per sq. ft. (2024 estimate)

MANAGEMENT FEE

5% of Net and Additional Rent

BUILDING SIGNAGE

Available on both sides of every unit

PYLON SIGNAGE

One on North Town Road and one on Kenaston Boulevard

ZONING

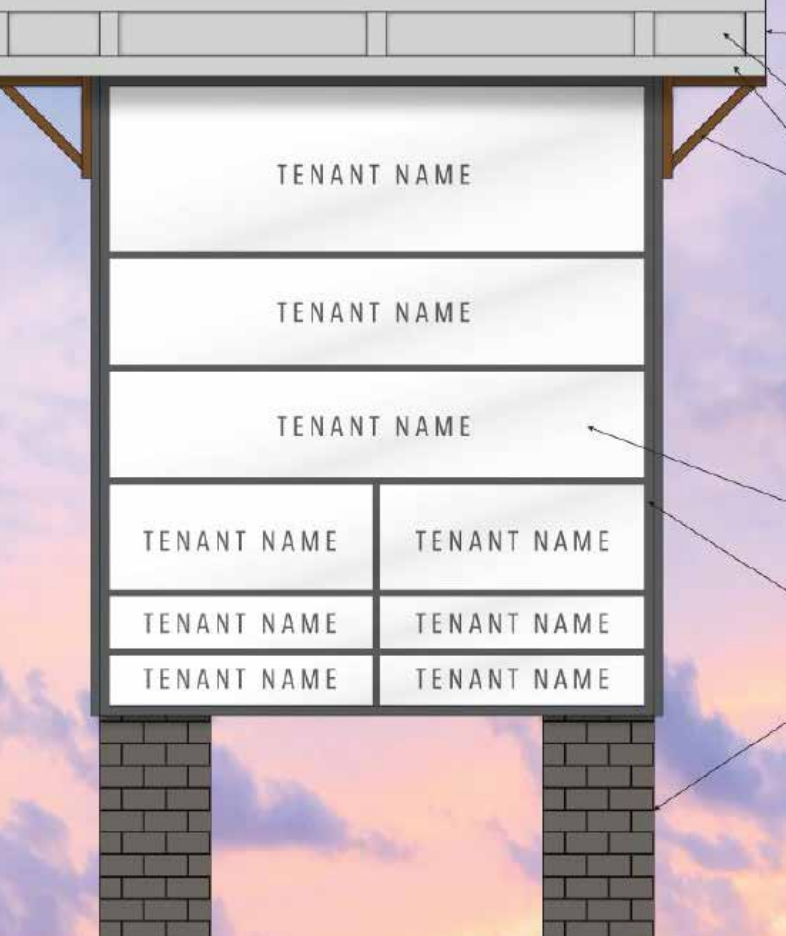
C2 - Community Commercial

PARKING

+/- 4 stalls per 1,000 sq. ft.

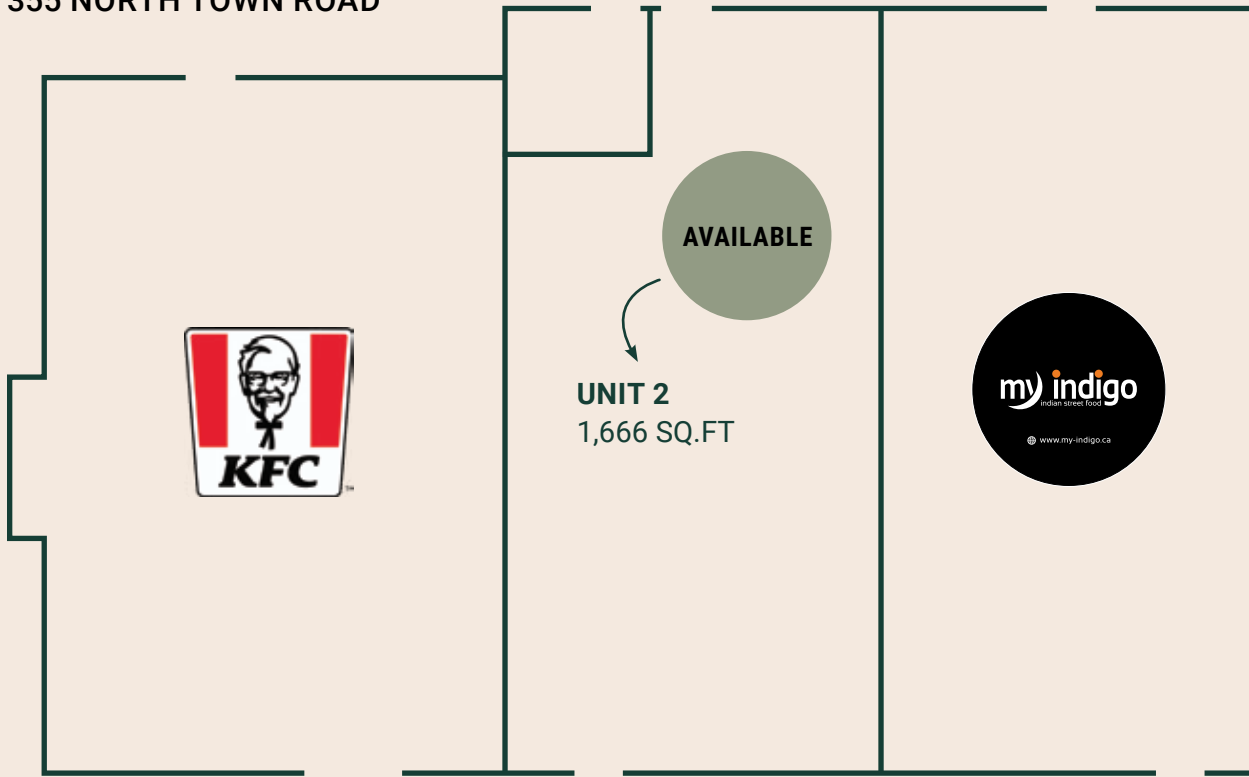
POSSESSION

All units ready for tenant possession



Building 1

355 NORTH TOWN ROAD



Building 2

345 NORTH TOWN ROAD



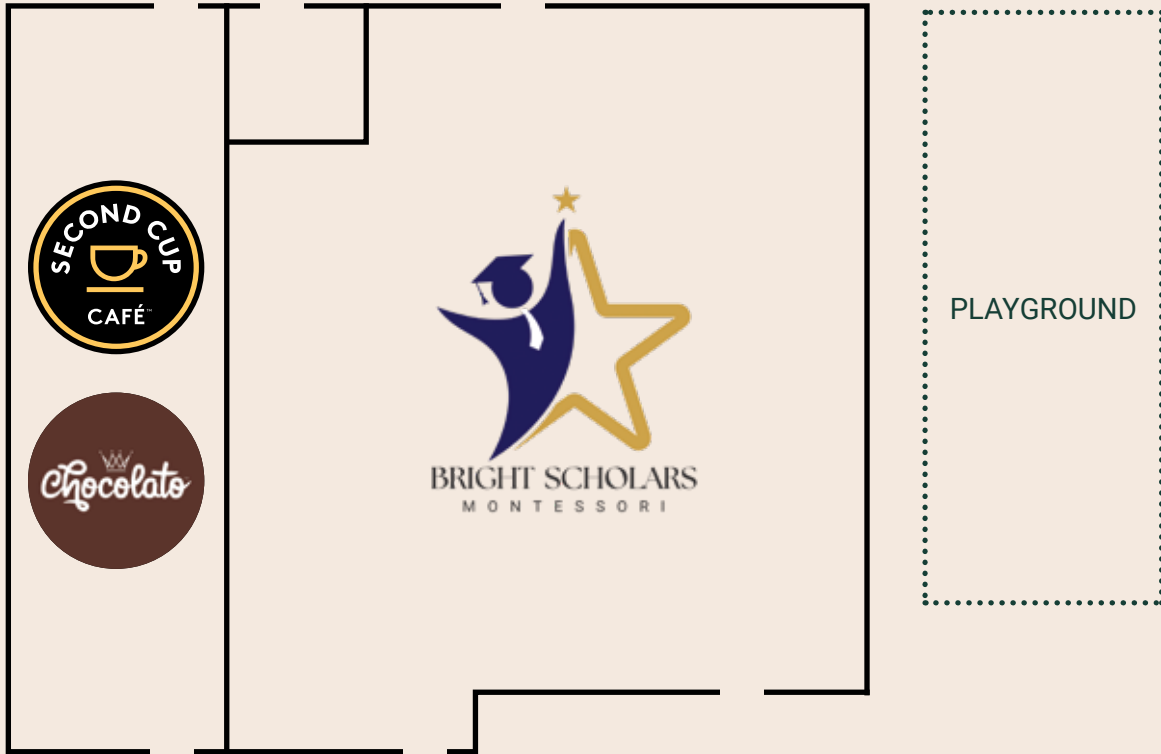
Building 3

335 NORTH TOWN ROAD



Building 4

325 NORTH TOWN ROAD



One of Winnipeg's fastest growing neighbourhoods.

| POPULATION | 1 KM | 3 KM | 5 KM | WINNIPEG |
|--|-------|--------|--------|----------|
| 2015 Estimate | 3,825 | 36,881 | 76,414 | 787,189 |
| 2020 Estimate | 5,011 | 44,347 | 87,094 | 859,128 |
| 2025 Projection | 5,877 | 49,800 | 95,521 | 923,780 |
| Percentage Population Change (2015-2020) | 31.0% | 20.2% | 14.0% | 9.1% |
| Median Age | 31.3 | 33.2 | 34.1 | 38.1 |

| HOUSEHOLD INCOME & EXPENDITURES | 1 KM | 3 KM | 5 KM | WINNIPEG |
|-------------------------------------|-----------|-----------|-----------|-----------|
| 2020 Average Household Income | \$134,468 | \$128,763 | \$118,837 | \$102,013 |
| 2020 Average Household Expenditures | \$167,399 | \$150,017 | \$133,164 | \$110,839 |

| EDUCATION | 1 KM | 3 KM | 5 KM | WINNIPEG |
|------------------------------|-------|-------|-------|----------|
| Bachelor's Degree and Higher | 44.1% | 40.9% | 40.2% | 27.4% |





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