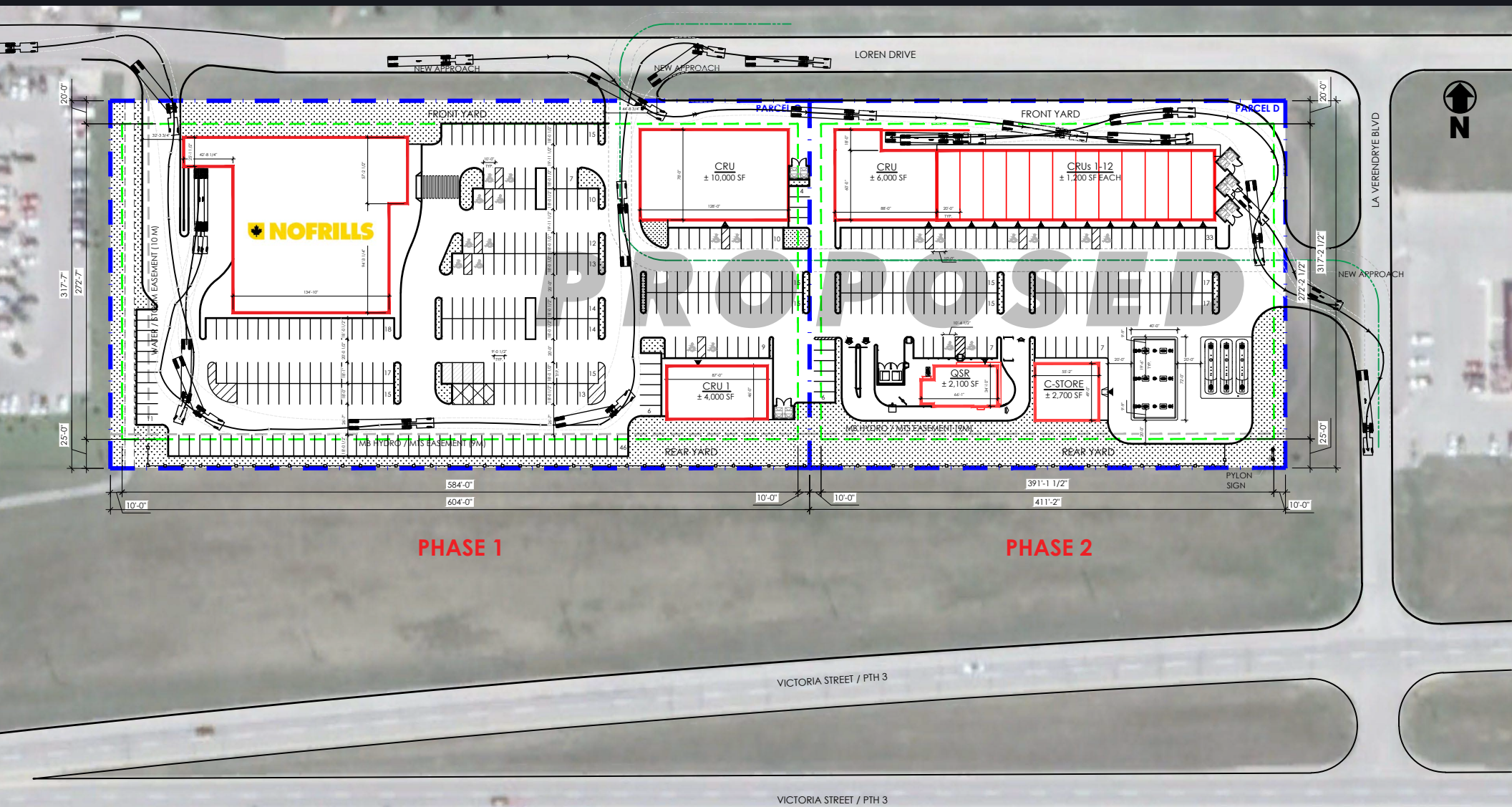


Grocery-Anchored Commercial Development

MORDEN, MANITOBA

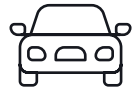


MORDEN, MANITOBA



CENTRAL LOCATION

Morden is well-situated between the Pembina Valley region of southwest Manitoba and the United States border providing the city with both domestic and international travelers every day.



HIGH VISIBILITY

The City of Morden is located near the heart of Canada minutes away from its sister city, Winkler. Morden is ideally located on Highway 3 and visible to the approximately 12,000 vehicles daily.



HISTORICAL DOWNTOWN

The Stephen Street Retail District is the hub of Morden's historical downtown. Its more-than-one-kilometer stretch features commercial services, restaurants and specialized boutiques. During the annual Morden Corn & Apple Festival, the downtown welcomes approximately 70,000 visitors.



GROWING WORKFORCE

As one of Manitoba's fastest growing cities, Morden attracts thousands of newcomers with its low tax rates and bustling agriculture, manufacturing and tourism industries. Over the past ten years, the city's population increased by 11%, further adding to the city's young workforce.



PROPERTY DETAILS

PROPERTY ADDRESS 342-372 Loren Drive, Morden, Manitoba

DEVELOPMENT AREA (+/-) 7.38 acres

CENTRE GLA (+/-) 61,000 sq. ft.

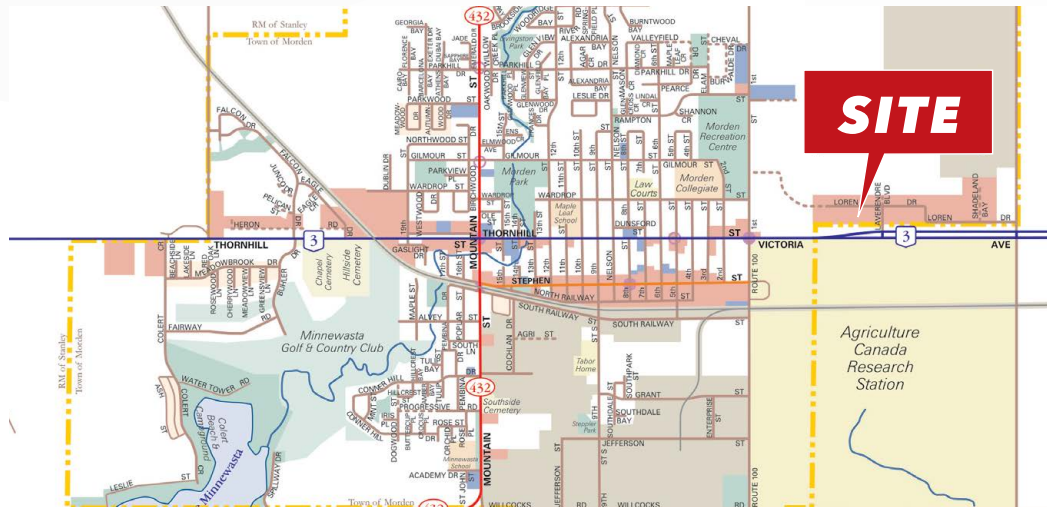
	RETAIL TYPE	AREA (sq. ft.)	ASKING NET RENT (\$ per sq. ft.)
AVAILABILITY (+/-)	Box Space	6,000 - 10,000	\$20.00 - \$25.00
	CRU In-line	1,200	\$30.00 - \$35.00
	Gas Bar C-Store	2,700	\$35.00 - \$45.00
	QSR	2,100	\$45.00 - \$50.00
	Free Standing Pad Site	4,000	\$35.00 - \$40.00

ADDITIONAL RENT \$10.00 per sq. ft. (est. 2027)

OCCUPANCY Available Summer 2027

PARKING 226 stalls (+/-)

ZONING CH - Commercial Highway



PROPERTY HIGHLIGHTS



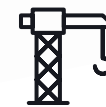
New 22,000 sq. ft. (+/-) No Frills food store opening Spring 2027. This will be Morden's only grocery store serving the east side of the city and only 1 of 2 grocery stores in the market.



Highly visible location with over 1,000' of frontage on PTH 3 - the main highway into the City of Morden.



Excellent access directly from PTH3 with 2 ingress/egress points from Loren Drive and one ingress/egress point from La Verendrye Road.

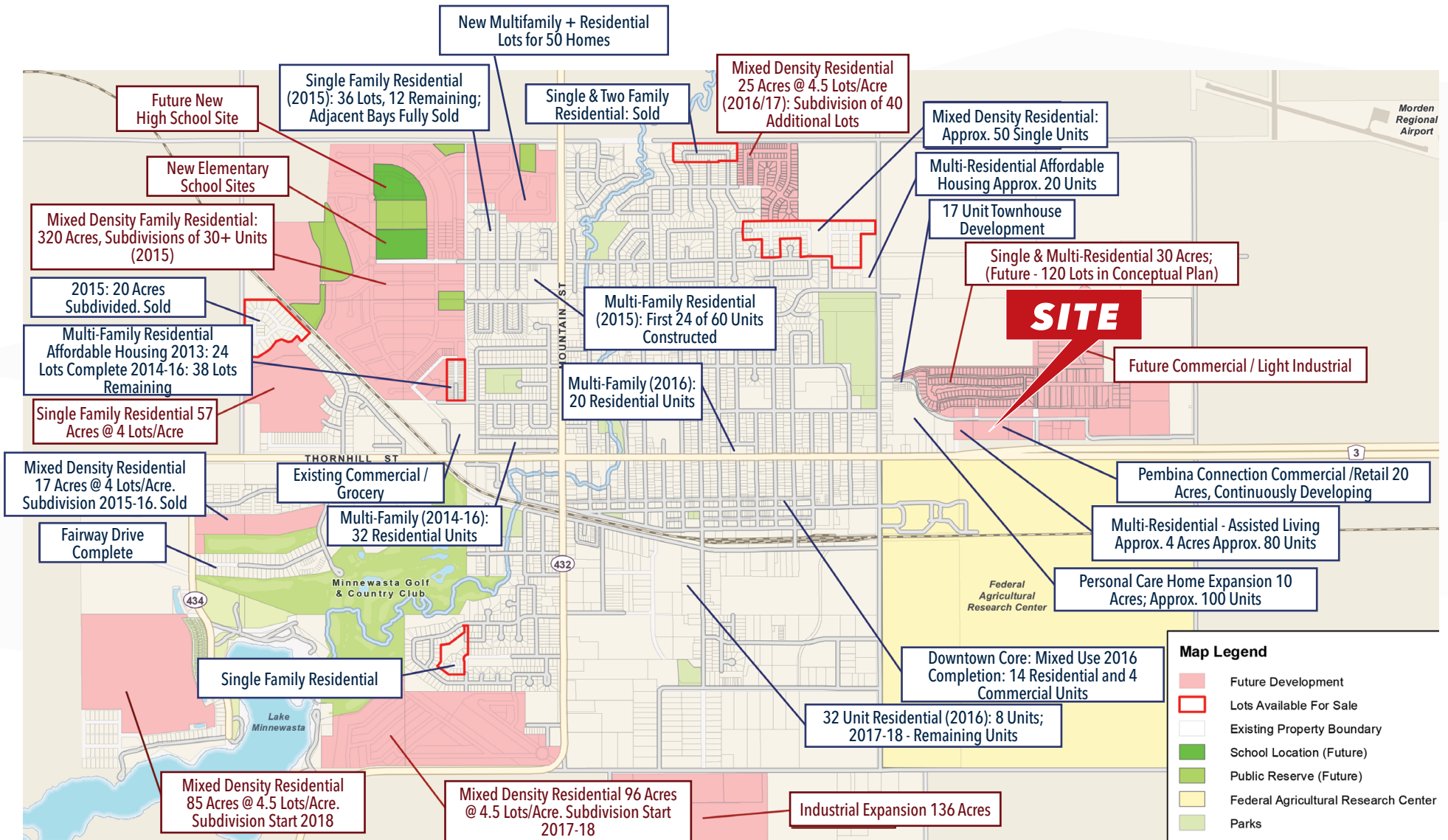


New construction with modern design and build to suit opportunities available.

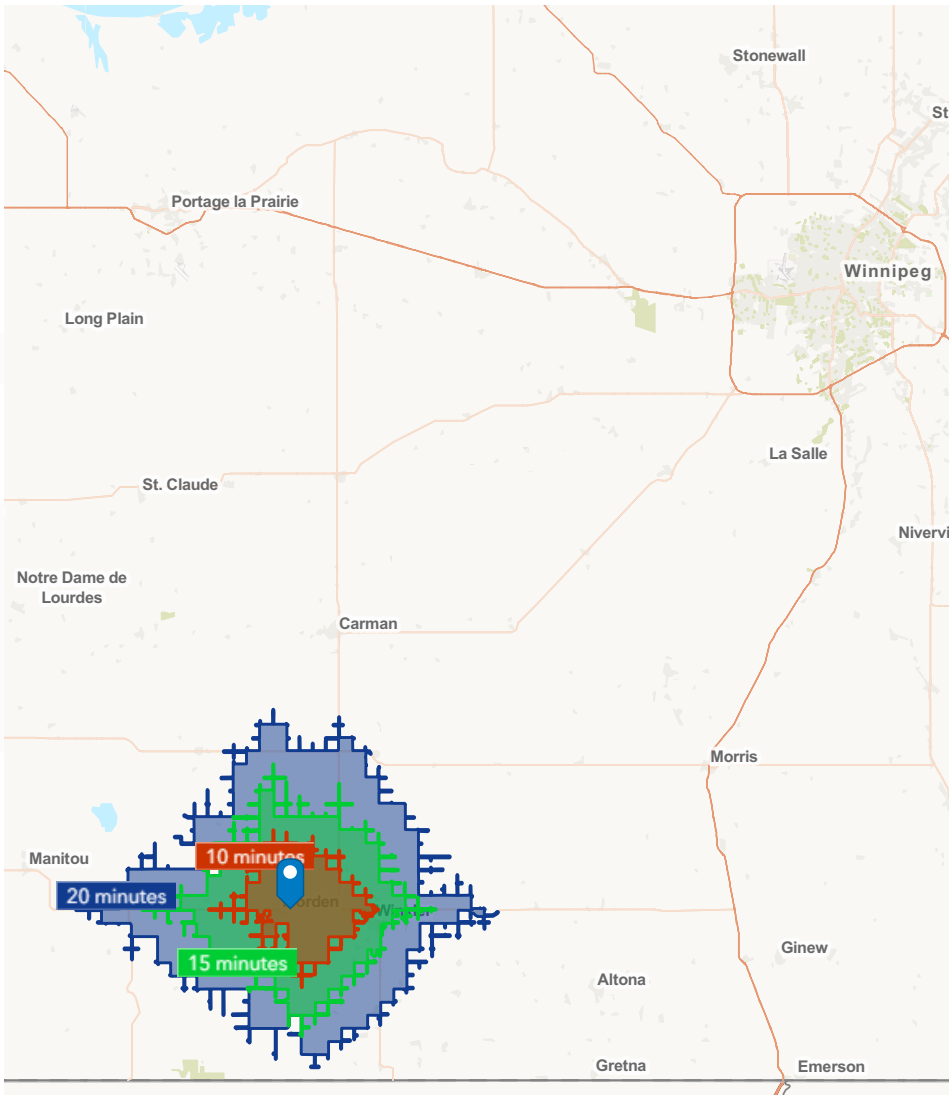


Pylon signage opportunities available with PTH3 exposure and available fascia and back side signage for each tenant.

DEVELOPMENT PLAN



DRIVE-TIME DEMOGRAPHIC ANALYSIS



POPULATION

	10 min.	15 min.	20 min.
TOTAL POPULATION	16,456	32,437	38,052
GROWTH RATE (2025-2030)	2.87%	2.33%	2.21%



HOUSEHOLDS

	10 min.	15 min.	20 min.
TOTAL HOUSEHOLDS	6,147	11,767	13,163
GROWTH RATE (2025-2030)	15.60%	12.99%	12.73%



HOUSEHOLD INCOME

	10 min.	15 min.	20 min.
AVG. HOUSEHOLD INCOME	\$110,298	\$105,007	\$107,272
GROWTH RATE (2025-2030)	15.59%	15.59%	15.41%



HOUSEHOLD SPENDING

	10 min.	15 min.	20 min.
AVG. TOTAL SPEND/YR.	\$123,388	\$120,260	\$122,909
AVG. FOOD SPEND	\$12,294	\$12,266	\$12,495
AVG. SHELTER SPEND	\$21,510	\$21,035	\$20,947
AVG. RECREATION SPEND	\$5,945	\$5,823	\$6,004



LEASING CONTACT

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rennie.zegalski@capitalgrp.ca

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