

HIGH VISIBILITY RETAIL SPACES IN THE HEART OF BRIDGWATER FOR LEASE

THE EPICENTRE - 1500-1510 BISON DRIVE



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PROPERTY HIGHLIGHTS

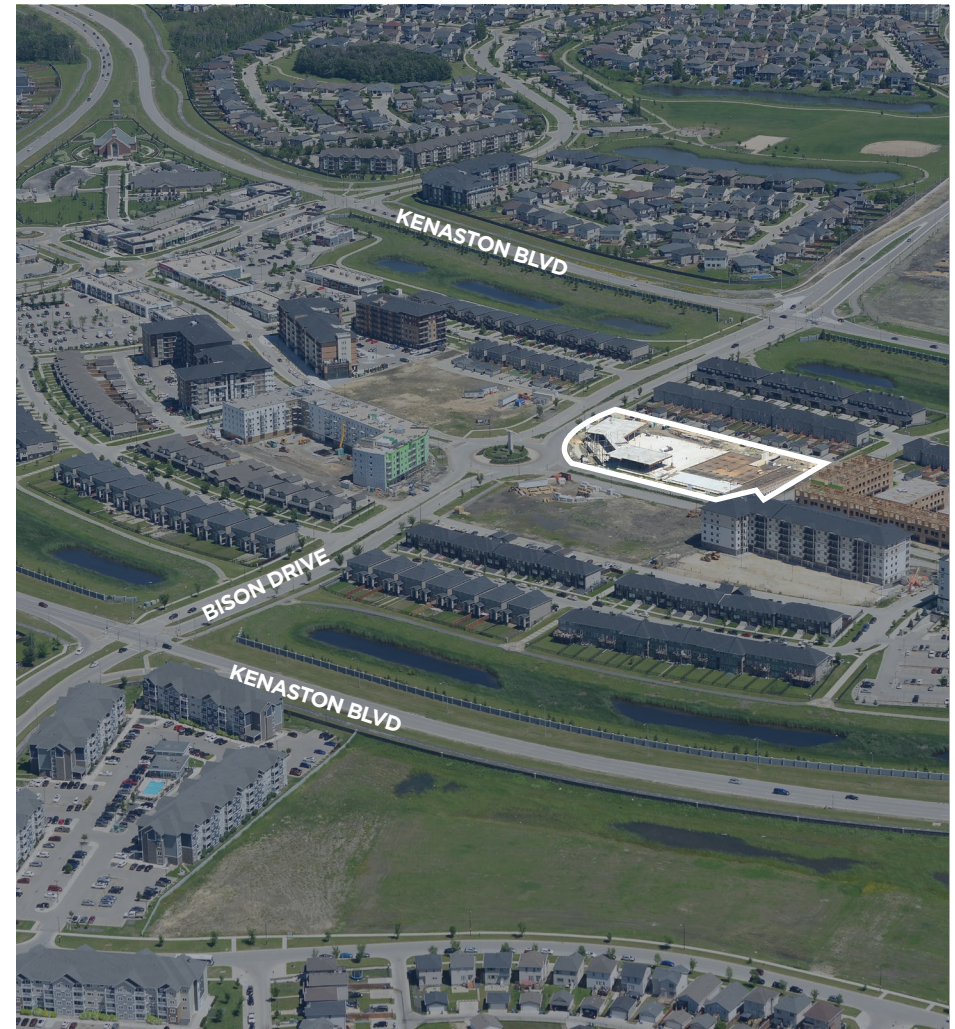
AVAILABLE SF: (+/-) 596 - (+/-) 1,296

- Within walking distance to Save-On-Foods, Manitoba Liquor Mart, Shoppers Drug Mart, and a variety of established neighbouring businesses.
- Steps from the future South Winnipeg Recreation Campus – made to service over 120,000 residents, with opening anticipated in late 2027.
- Surrounded by thousands of newly developed residential units within walking distance, providing a strong built-in customer base.
- Prominent, high-visibility boutique retail frontage with ceiling height of 15 ft (clear).
- Flexible suite sizes with customizable layout configurations to accommodate a variety of business concepts.
- Ideal but not limited to medical, personal services, professional offices, restaurants, cafés, and other complementary retail uses.
- Patio spaces pre-approved for commercial tenants!
- Generous on-site parking, including covered stalls conveniently located adjacent to the building for tenant’s customers or staff.
- Additional underground parking available.
- Ample complimentary street parking nearby.
- Access to shared common areas.

LEASE RATE: \$30.00 PSF

PROPERTY TAX: \$12.00 PSF (2026)

**Management fee 5% of gross rent*

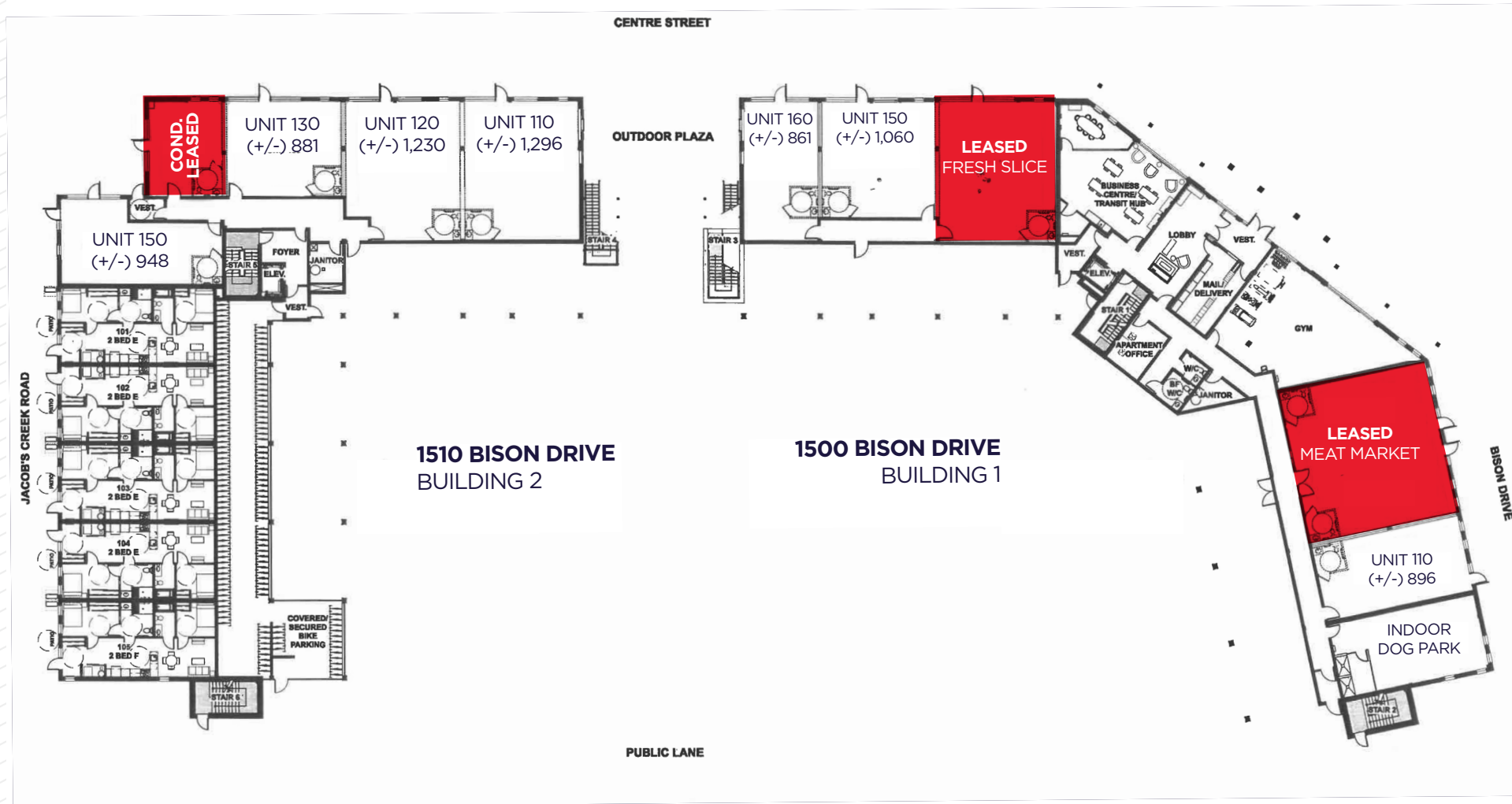


BUILDING 1 UNIT #	SF (+/-)	BUILDING 2 UNIT #	SF (+/-)
110	896	110	1,296
150	1,060	120	1,230
160	861	130	881
		150	948

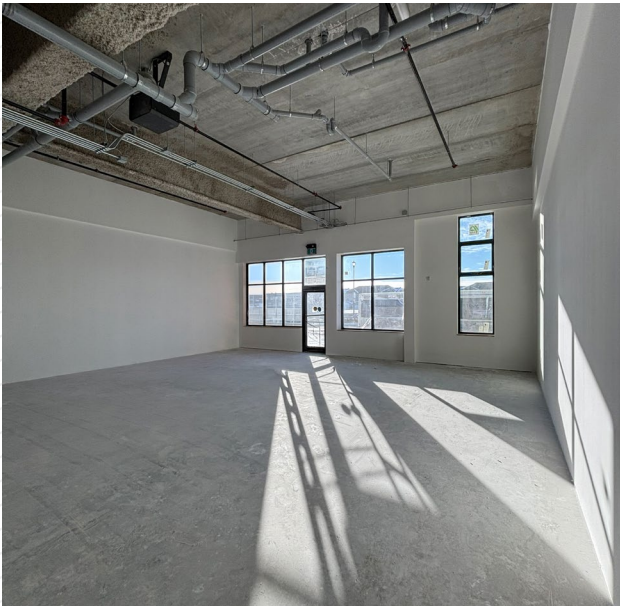
AMENITIES MAP



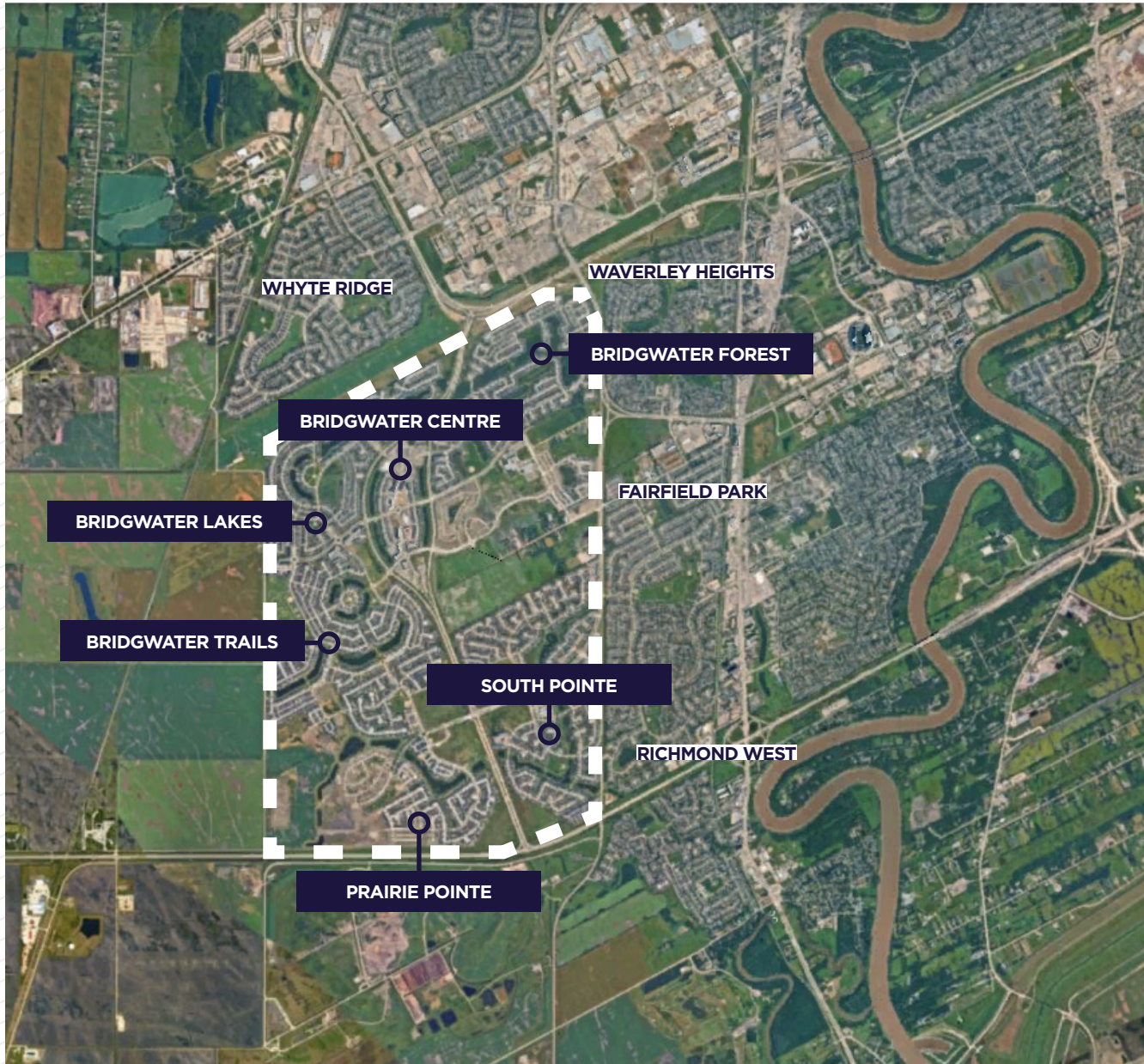
SITE PLAN



PROPERTY PHOTOS



BRIDGWATER DEMOGRAPHICS



POPULATION

5,842
Within 1 KM

45,411
Within 3 KM

87,779
Within 5 KM



HOUSEHOLD INCOME

\$139,125
Within 1 KM

\$135,737
Within 3 KM

\$115,784
Within 5 KM



TOTAL HOUSEHOLDS

1,843
Within 1 KM

14,933
Within 3 KM

31,471
Within 5 KM



CONTACT

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