



CORRAL CENTRE
18TH STREET & KIRKCALDY DRIVE
BRANDON, MANITOBA



WESTERN MANITOBA'S POWER CENTRE

Brandon

- As Manitoba's second largest city, Brandon is the regional service center for Western Manitoba with a trade area over 205,000 people.
- Brandon is situated east of the Bakken Oil Field. Larger than Saudi Arabia's largest oil field, the Bakken Oil Field is estimated to contain 4.3 billion barrels of technically recoverable oil.
- Maple Leaf Foods with employment of 2,000.
- \$58 Million expansion of Brandon General Hospital.
- A \$30 Million headquarters building for the CFB Shilo Base with \$15 Million being spent for expansion of other facilities. There are over 3,000 military personnel and their families. CFB Shilo is located east of the Corral Centre on Kirkcaldy Drive.

Property Summary

Available	Pad in front of Walmart
Gross Leaseable Area	433,000 SF (includes shadow anchor tenants)
Land Area	39 Acres
Parking	Over 2,000 stalls

Demographics

	Trade Area	Brandon
Total Population	203,076	48,260
Median Age	40.8	37
Avg Household Income	\$50,440	\$58,356

(Reference: Statistics Canada 2006 Census)

Location

- Situated at the major intersection of 18th Street and Kirkcaldy Drive, south of Trans-Canada Highway #1.
- 18th Street is the dominant commercial artery in Brandon.
- Brandon University is nearby with a student population of 3,600 students and staff.
- New housing developments adjacent to the site, with plans for further residential.
- The property enjoys excellent site lines from Northbound and Southbound traffic.

Traffic

- 46,894 vehicles per day at the intersection of 18th Street & Kirkcaldy Drive.
- (Reference: Manitoba Transportation & Government Services, May 2005)





CORRAL CENTRE
LEASING INQUIRIES
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