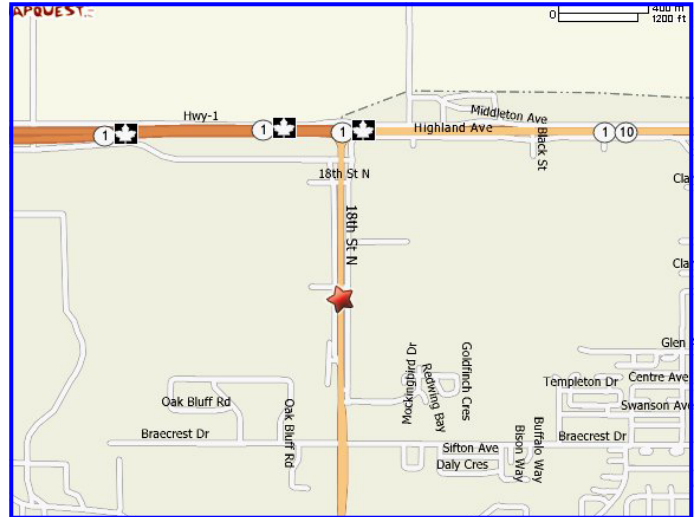




**FOR SUBLEASE**

# 1858- 18th Street North



**Area:** Brandon, Manitoba  
**Zoning:** Commercial  
**Square Feet:** +/- 12,000  
**Lot Area:** 29,400 sq.ft.  
**Taxes:** \$1.96 per sq.ft  
**Lease Rate:** \$12.00 NET  
**Available:** October 1, 2007  
**Lease:** Until October 2019

**Population:**  
 July 1, 2007 Estimate: 44,317  
 2009 Projected Population: 44,831  
 2012 Projected Population: 45,602  
 Annual Average Growth Rate 2001-2007 0.83%  
 Percent of Canada's total population: 0.13%  
\*Source: Economic Development City of Brandon

**Average Income:**  
 Males: \$31,722  
 Females: \$20,223  
\*Source: Statistics Canada 2001

The City of Brandon- with a population of approximately 43,000- is the second largest service center in Manitoba. Brandon is a growing community and has a population density of 532.9 people per km<sup>2</sup>. The city serves as a major center for the surrounding trade area of approximately 200,000 people. This location offers great visibility and is only minutes from Highway 1.

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