

FOR LEASE

Freestanding Building at Signalized Intersection

Rossmere Plaza, 1068 Henderson Highway, Winnipeg, Manitoba



**FULLY
DEVELOPED**



**GREAT
SIGNAGE**



**EXCELLENT
ACCESS**



**AMPLE
PARKING**



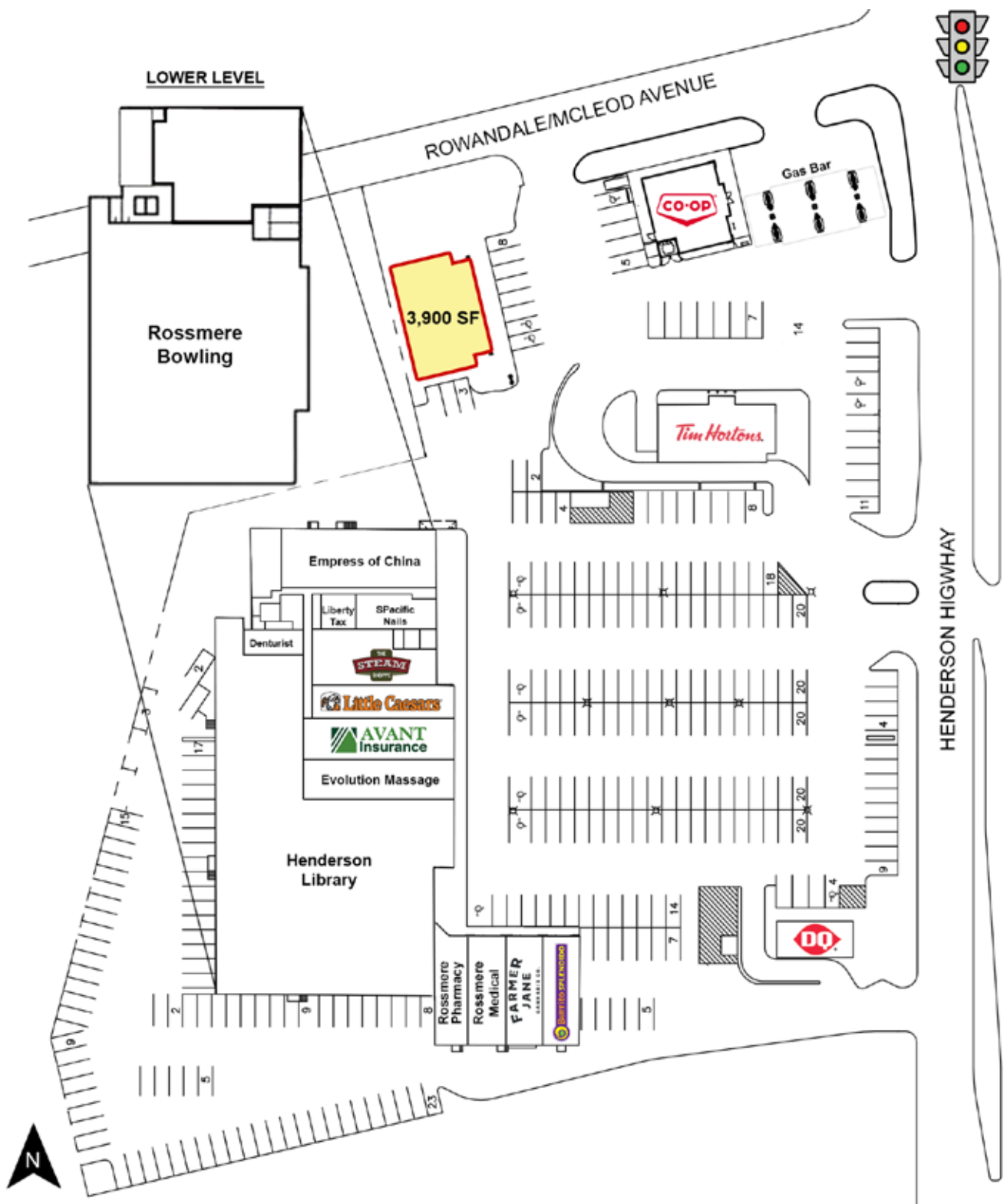
**190,000+
POPULATION**

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Rossmere Plaza, 1068 Henderson Highway, Winnipeg, Manitoba



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PROPERTY SUMMARY

| | |
|-----------------------|--------------------------------|
| Available | 3,900 SF (including mezzanine) |
| Lease Rate | TBD |
| Property Taxes (est.) | \$5.03/SF |
| CAM* (est.) | \$4.90/SF |
| Zoning | C3 - Commercial Corridor |

*plus management fee

LOCATION

- Located on the Southwest corner of Henderson Highway and McLeod Avenue - a busy, signalized intersection.
- Surrounded by the residential communities of Rossmere, Algonquin Park, Elmwood, North Kildonan and East Kildonan.
- Close proximity to Chief Peguis Trail, connecting to Main Street and Lagimodiere Boulevard.

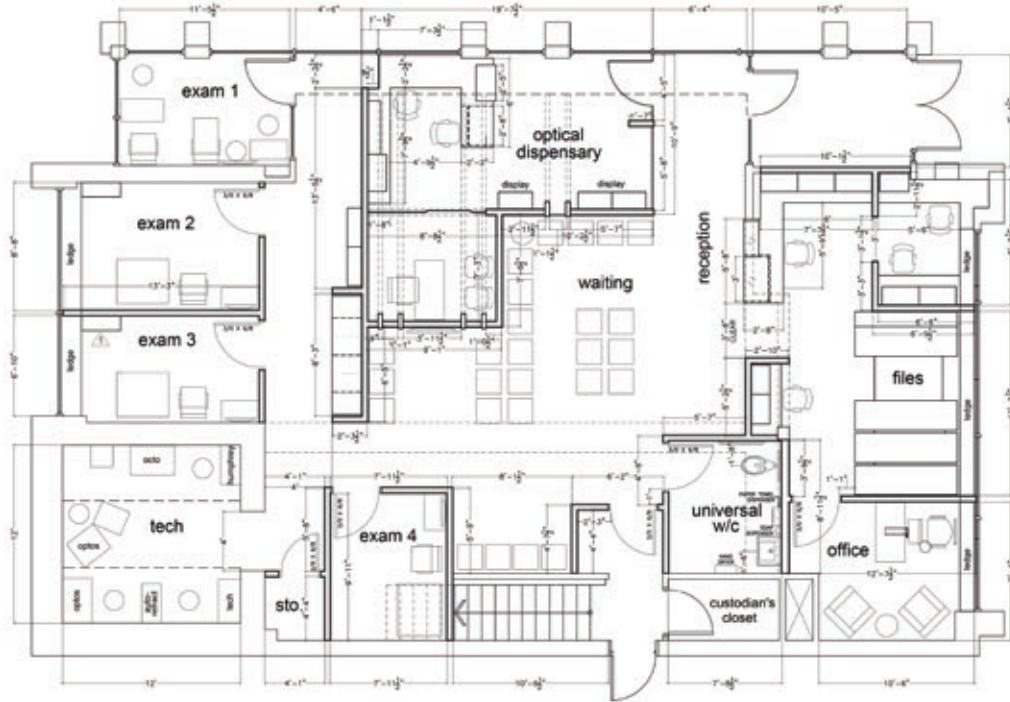
FEATURES

- Rare freestanding building situated at busy neighbourhood shopping centre.
- Dominant building fascia signage opportunities.
- Pylon signage available.
- Multiple points of access at a signalized intersection.
- Ample parking for customers and staff.
- Tenants Include: Tim Hortons, Dairy Queen, Little Caesars, Burrito Splendido, Farmer Jane Cannabis, Rossmere Medical, Rossmere Pharmacy and the recently expanded Henderson Library - Winnipeg's second largest branch.

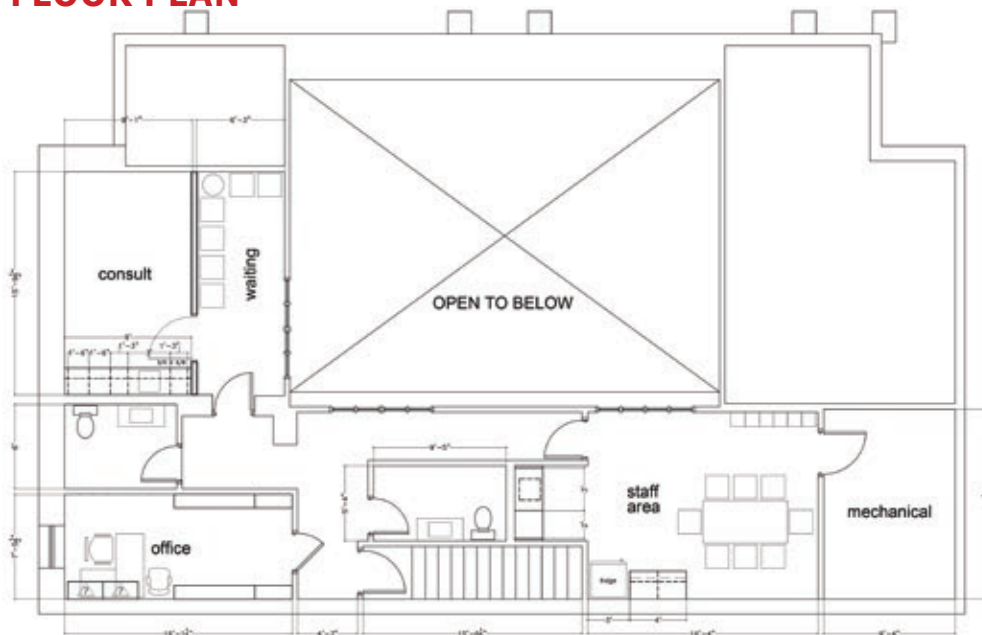
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MAIN FLOOR PLAN



MEZZANINE FLOOR PLAN



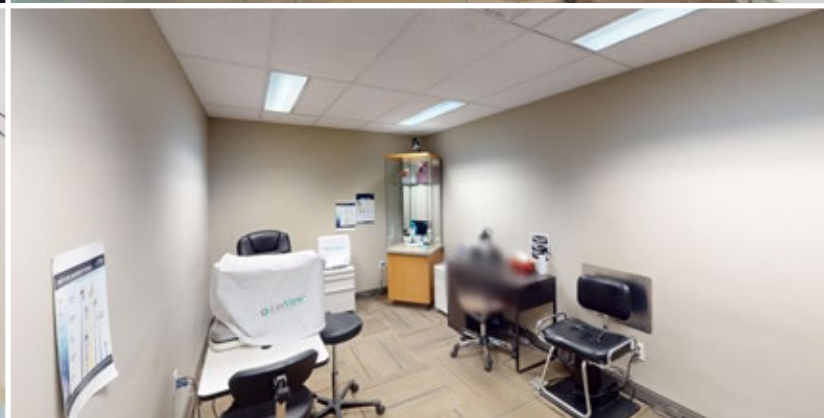
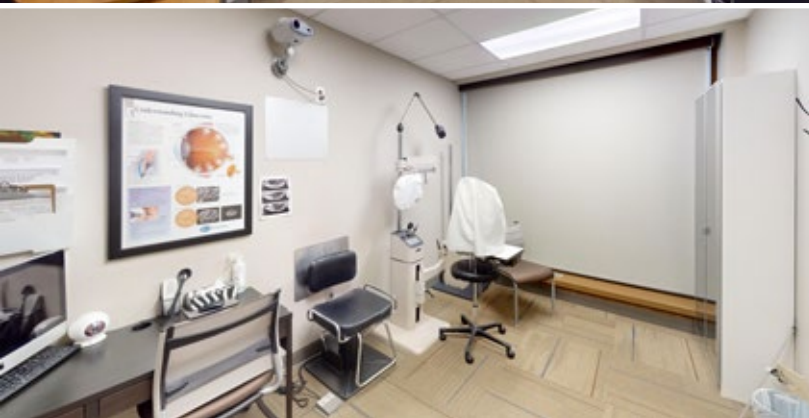
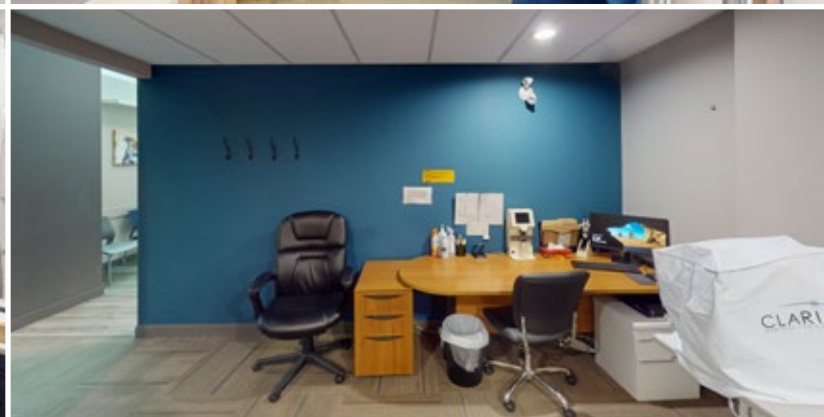
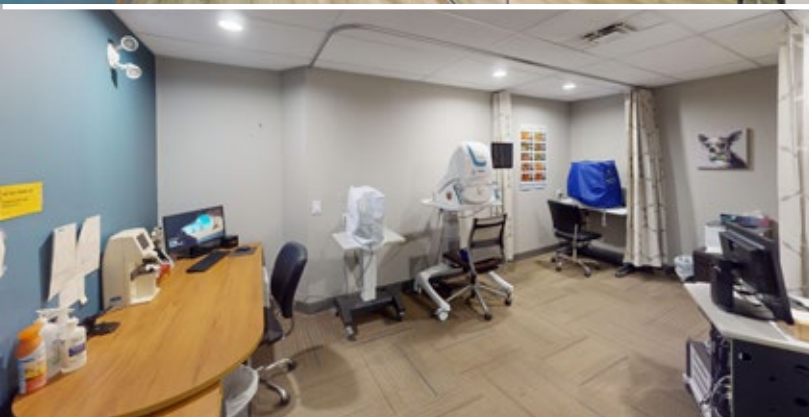
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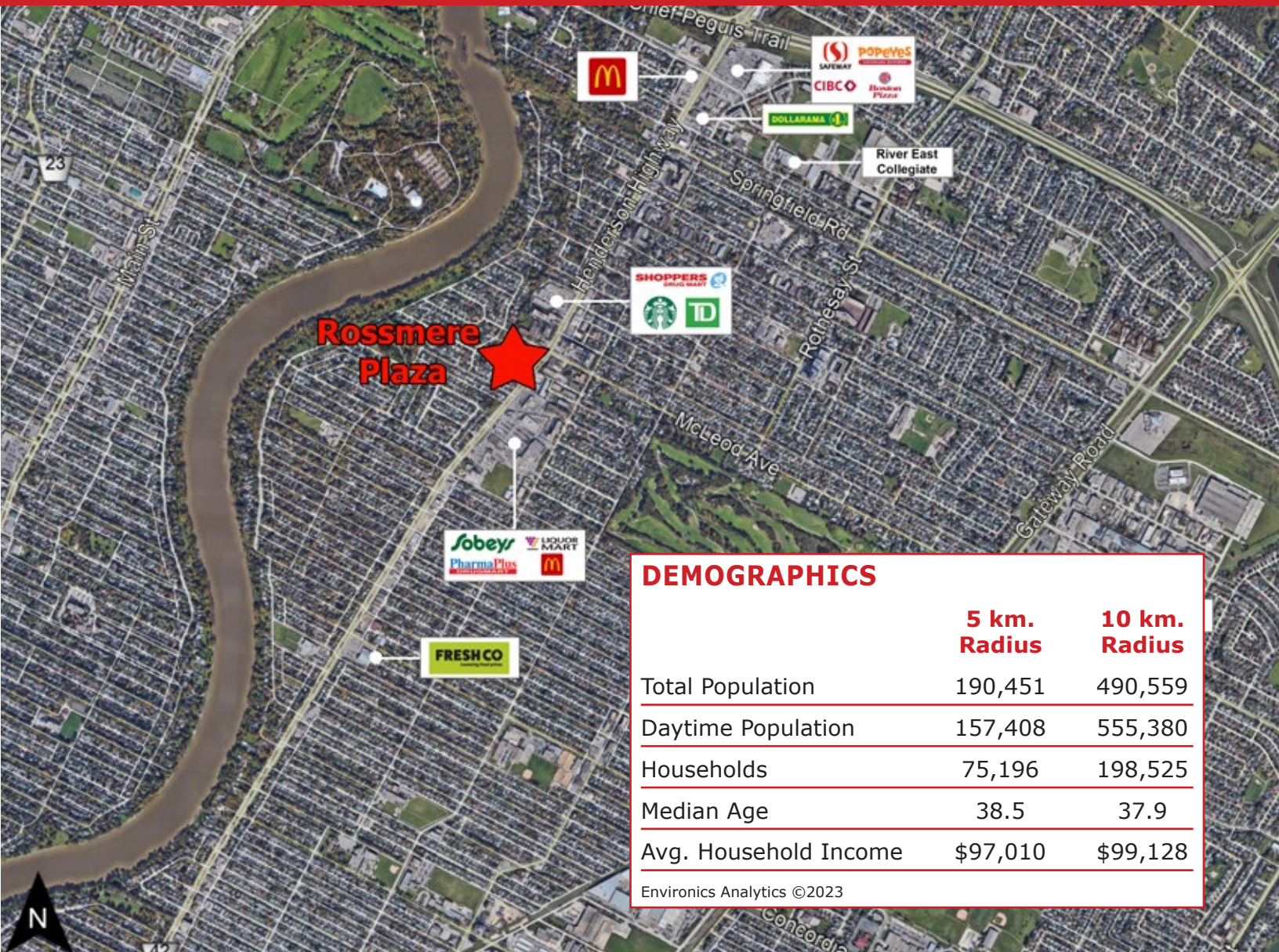
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DEMOGRAPHICS

| | 5 km. Radius | 10 km. Radius |
|-----------------------|-----------------|------------------|
| Total Population | 190,451 | 490,559 |
| Daytime Population | 157,408 | 555,380 |
| Households | 75,196 | 198,525 |
| Median Age | 38.5 | 37.9 |
| Avg. Household Income | \$97,010 | \$99,128 |

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FOR MORE INFORMATION, PLEASE CONTACT:

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