

FOR LEASE

Busy Neighbourhood Centre on Henderson Highway

1341 Henderson Highway, Winnipeg, Manitoba

NEW FACADE!



**BUSY
LOCATION**



**CONTROLLED
INTERSECTION**



**AMPLE
PARKING**



**EXCELLENT
ACCESS**



**172,500+
POPULATION**

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1341 Henderson Highway, Winnipeg, Manitoba



 TAKE A VIRTUAL TOUR - 2,330 SF

204.474.2000

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PROPERTY SUMMARY

Available	2,330 SF
Lease Rate	TBD
Property Taxes (2026 est.)	\$6.44/SF
CAM* (2026 est.)	\$8.78/SF
Zoning	C2
Parking	70 stalls

*plus management fee

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	180,214	492,639
Daytime Population	140,149	545,308
Households	69,517	192,689
Median Age	38.2	37
Avg. Household Income	\$106,419	\$101,191

Environics Analytics ©2025

TRAFFIC

37,200 vehicles per day on Henderson Highway between Munroe Avenue and Chief Peguis Trail.

City of Winnipeg Public Works Department 2024

FEATURES

- **New facade!**
- **Join Winnipeg Hearing Centres, Krzyzelewski Chiropractic and Leopold's Tavern.**
- Prime end cap opportunity with windows on multiple sides.
- Ideally suited for retail, service and medical uses.

LOCATION

- Neighbourhood Centre at busy location on the southeast corner of Henderson Highway and Springfield Road in East Kildonan.
- Excellent access & exposure at a controlled intersection.
- Just south of Chief Peguis Trail leading to Main Street with extension to Route 90 approved by City Council pending funding.



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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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