

FOR LEASE

Join Carpathia Credit Union at Busy Neighbourhood Centre

1341 Henderson Highway, Winnipeg, Manitoba

NEW FACADE COMING SOON!



**BUSY
LOCATION**



**CONTROLLED
INTERSECTION**



**AMPLE
PARKING**



**EXCELLENT
ACCESS**



**165,000+
POPULATION**

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1341 Henderson Highway, Winnipeg, Manitoba



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PROPERTY SUMMARY

Available	2,333 SF
Lease Rate	TBD
Property Taxes (est.)	\$4.76/SF
CAM* (est.)	\$7.26/SF
Zoning	C2
Parking	70 stalls

*plus management fee

TRAFFIC

39,300 vehicles per day on Henderson Highway between Munroe Avenue and Chief Peguis Trail.

City of Winnipeg Public Works Department 2019

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	165,414	454,777
Daytime Population	132,082	508,610
Households	63,984	177,176
Median Age	38.8	37.4
Avg. Household Income	\$93,332	\$90,612

Environics Analytics ©2021

LOCATION

- **Join Carpathia Credit Union, Pizza Hut and more!**
- **Prime end cap opportunity with windows on multiple sides.**
- **Ideally suited for medical uses.**
- New facade planned for 2023.
- 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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