

FOR LEASE

Busy Neighbourhood Centre with Excellent Access and Exposure

1341 Henderson Highway, Winnipeg, Manitoba



BUSY
LOCATION



CONTROLLED
INTERSECTION



AMPLE
PARKING



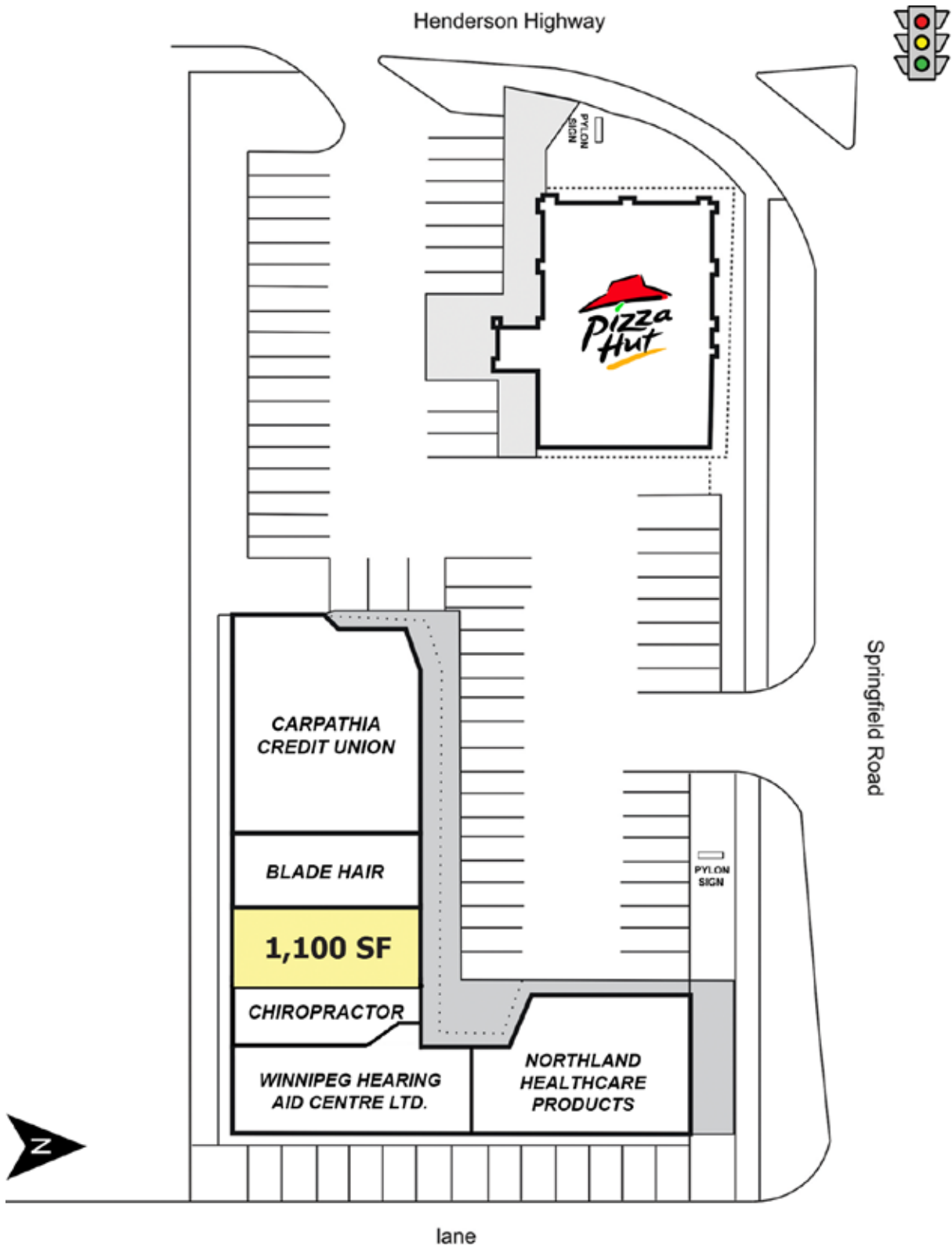
EXCELLENT
ACCESS



166,000+
POPULATION

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1341 Henderson Highway, Winnipeg, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Available	1,100 SF
Lease Rate	TBD
Property Taxes (est.)	\$5.58/SF
CAM* (est.)	\$6.47/SF
Zoning	C2
Parking	70 stalls

*plus management fee

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
- Tenants include Pizza Hut restaurant and a busy Credit Union.
- Just south of Chief Peguis Trail leading to Main Street.

TRAFFIC

33,300 vehicles per day on Henderson Highway between Munroe Avenue and Chief Peguis Trail.

City of Winnipeg Public Works Department 2018

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	166,133	453,067
Daytime Population	133,629	507,757
Households	65,197	179,077
Median Age	38.7	37.3
Avg. Household Income	\$85,921	\$83,052

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FOR MORE INFORMATION, PLEASE CONTACT:

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