

FOR SUBLEASE

Neighbourhood Centre at Busy Location on Henderson Highway

Rossmere Plaza, 1050 Henderson Highway, Winnipeg, Manitoba



BUSY
RETAIL NODE



GREAT
ACCESS



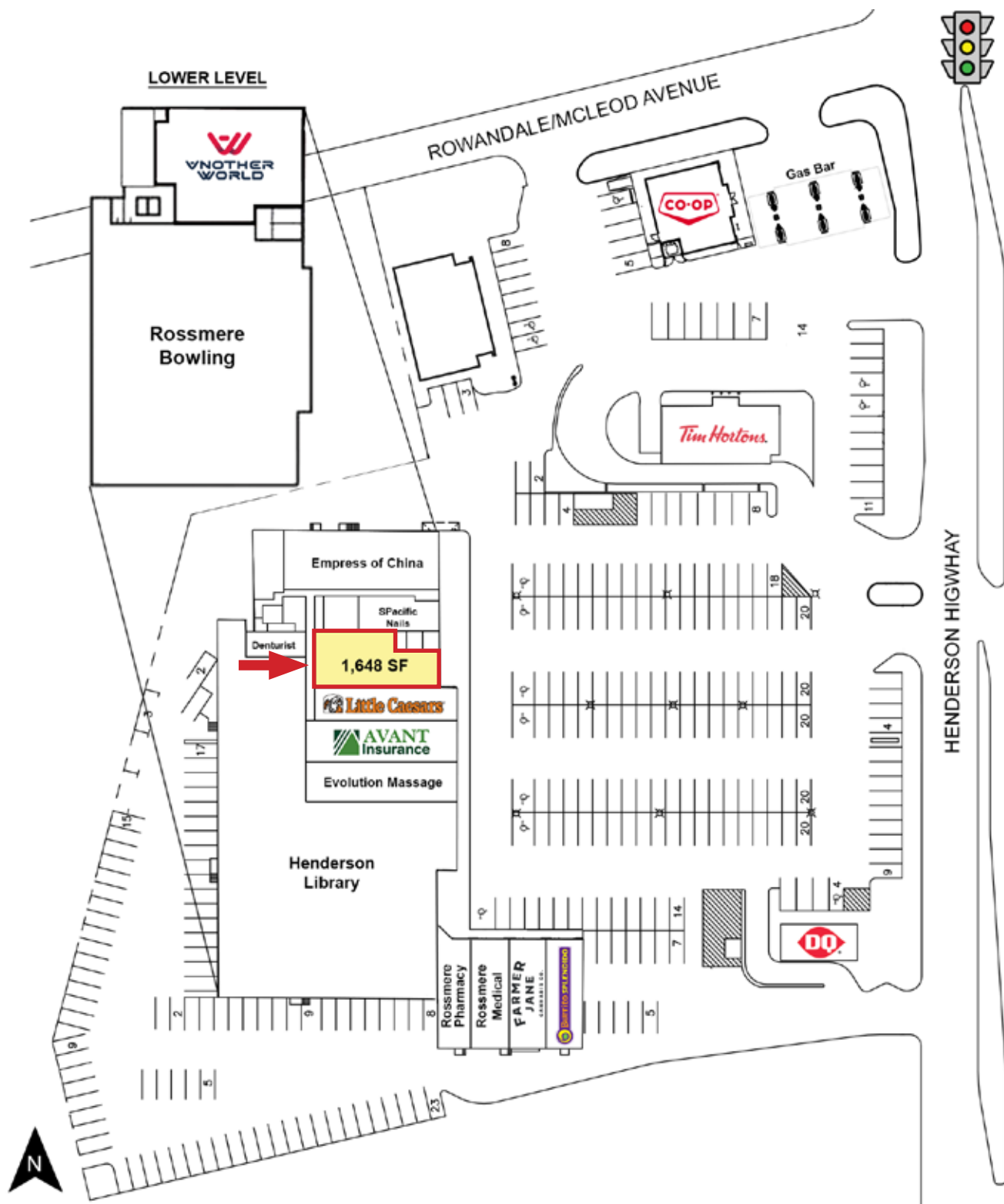
AMPLE ON-SITE
PARKING



193,000+
POPULATION

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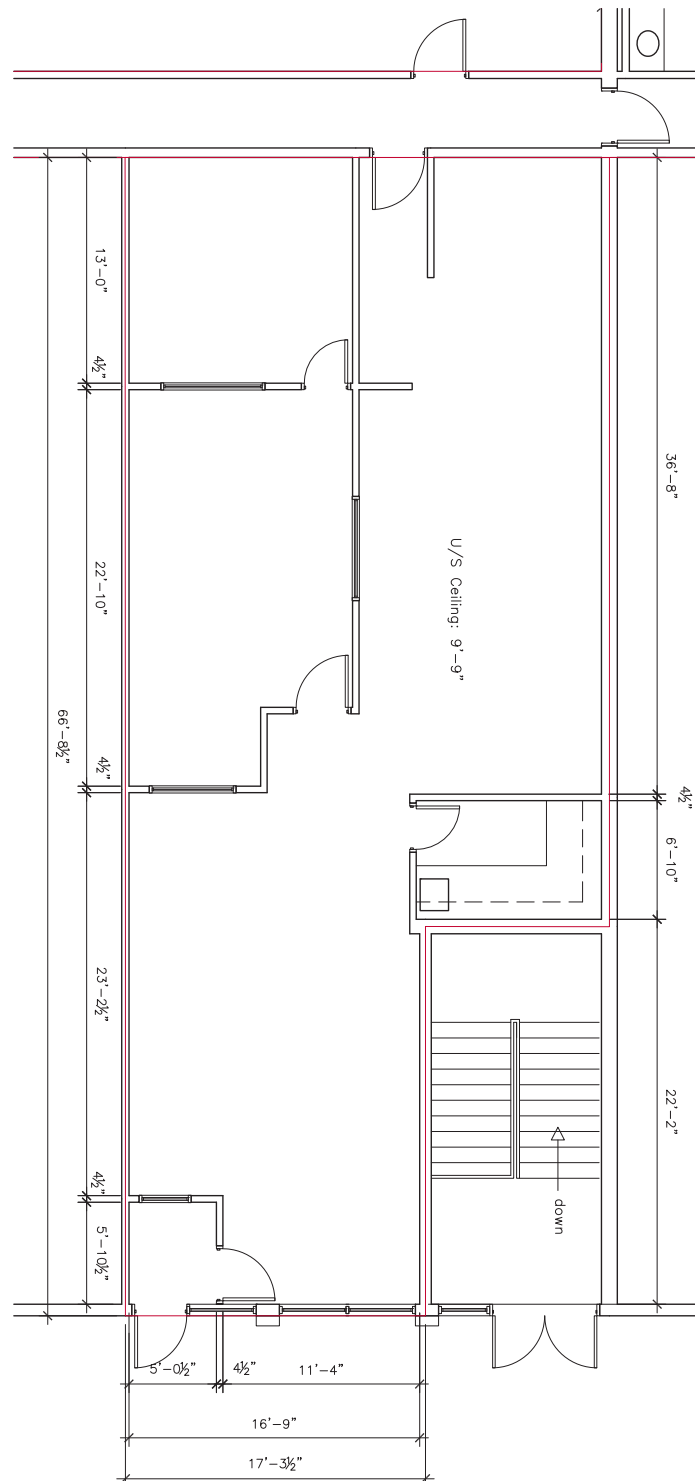
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FLOOR PLAN



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PROPERTY SUMMARY

Available	1,648 SF
Lease Expiry	Aug 31, 2028
Lease Rate	Contact Agent
Property Taxes (2025 est.)	\$5.66/SF
CAM* (2025 est.)	\$6.14/SF
Zoning	C3 - Commercial Corridor

*plus management fee

FEATURES

- Suitable for a variety of uses including retail, office and medical.
- Common washrooms located in the hallway.

TRAFFIC

- 36,800 vehicles per day on Henderson Highway and Rowandale/McLeod Avenue

City of Winnipeg Public Works Department 2023

LOCATION

- Located on the Southwest corner of Henderson Highway and McLeod Avenue - a busy, signalized intersection.
- Exceptional site access and egress including signalized intersection at McLeod Avenue with left turn stacking lane.
- 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.
- Tenants Include: Tim Hortons, Dairy Queen, Little Caesars, Burrito Splendido, Farmer Jane Cannabis, Rossmere Medical, Rossmere Pharmacy and the expanded Henderson Library - Winnipeg's second largest branch.

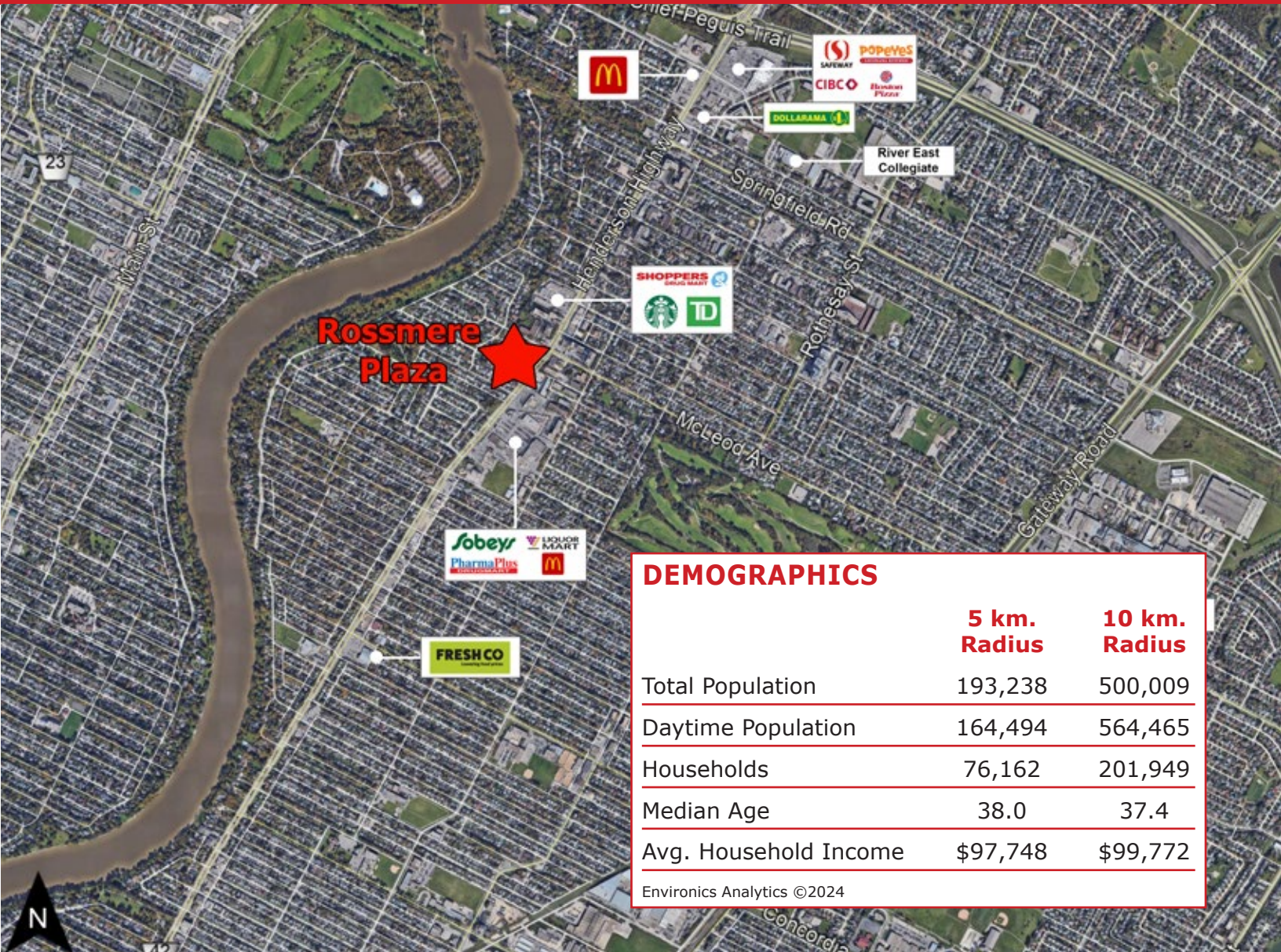


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DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	193,238	500,009
Daytime Population	164,494	564,465
Households	76,162	201,949
Median Age	38.0	37.4
Avg. Household Income	\$97,748	\$99,772

Environics Analytics ©2024

FOR MORE INFORMATION, PLEASE CONTACT:

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*Services provided by Dino Alevizos Personal Real Estate Corporation

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Succeeding by Helping Others Succeed



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