

# FOR LEASE

Boardwalk Shopping Centre

1411-1423 Henderson Highway, Winnipeg, Manitoba



**STRONG**  
RETAIL AREA



**GREAT**  
ACCESS



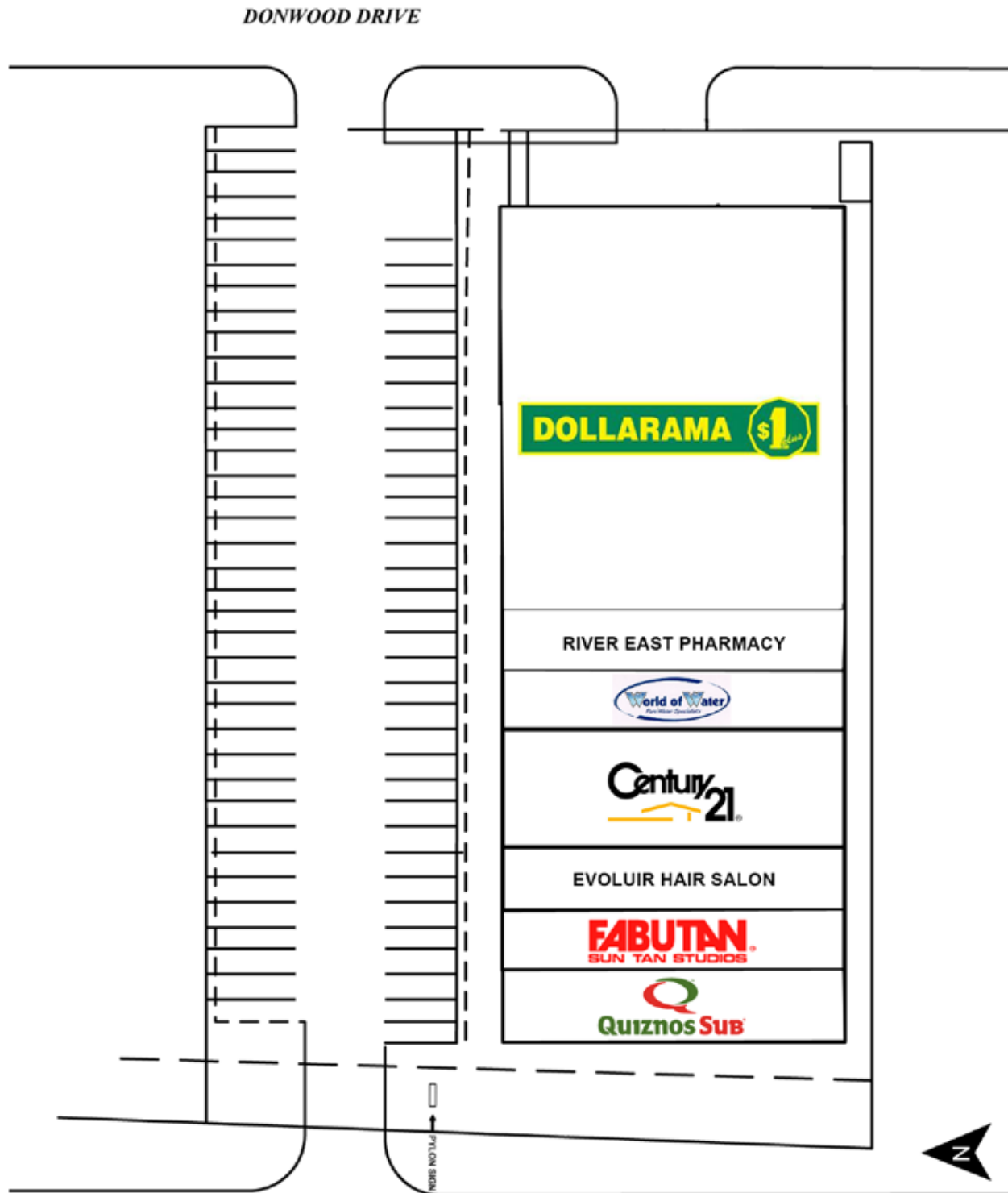
**AMPLE**  
PARKING



**DENSE**  
RESIDENTIAL

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Boardwalk Shopping Centre, 1411-1423 Henderson Highway



204.474.2000

**Shindico**

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## RETAIL SHOPPING CENTRE IN BUSY NEIGHBOURHOOD

- Situated along Henderson Highway's prime commercial strip, directly south of the Chief Peguis Trail.
- Surrounded by densely populated residential communities of North and East Kildonan.
- Close proximity to Kildonan Village, the Rossmere Golf & Country Club, Safeway, Boston Pizza, Sobeys, McDonalds, Popeye's Louisiana Kitchen, A&W and Goodyear Tire.
- Excellent access from Henderson Highway and Donwood Drive.

## DEMOGRAPHICS

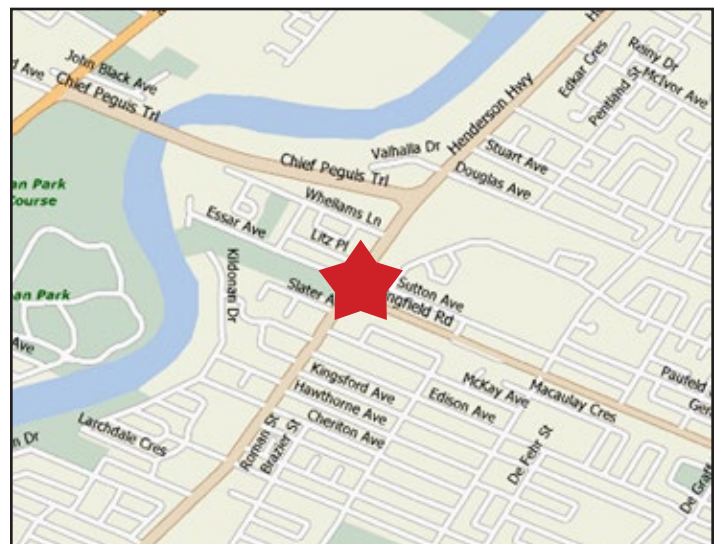
	5 km. Radius	10 km. Radius
Total Population	160,704	447,573
Daytime Population	127,070	498,023
Households	62,247	173,996
Median Age	38.9	37.4
Avg. Household Income	\$94,421	\$90,284

Environics Analytics ©2021

## PROPERTY SUMMARY

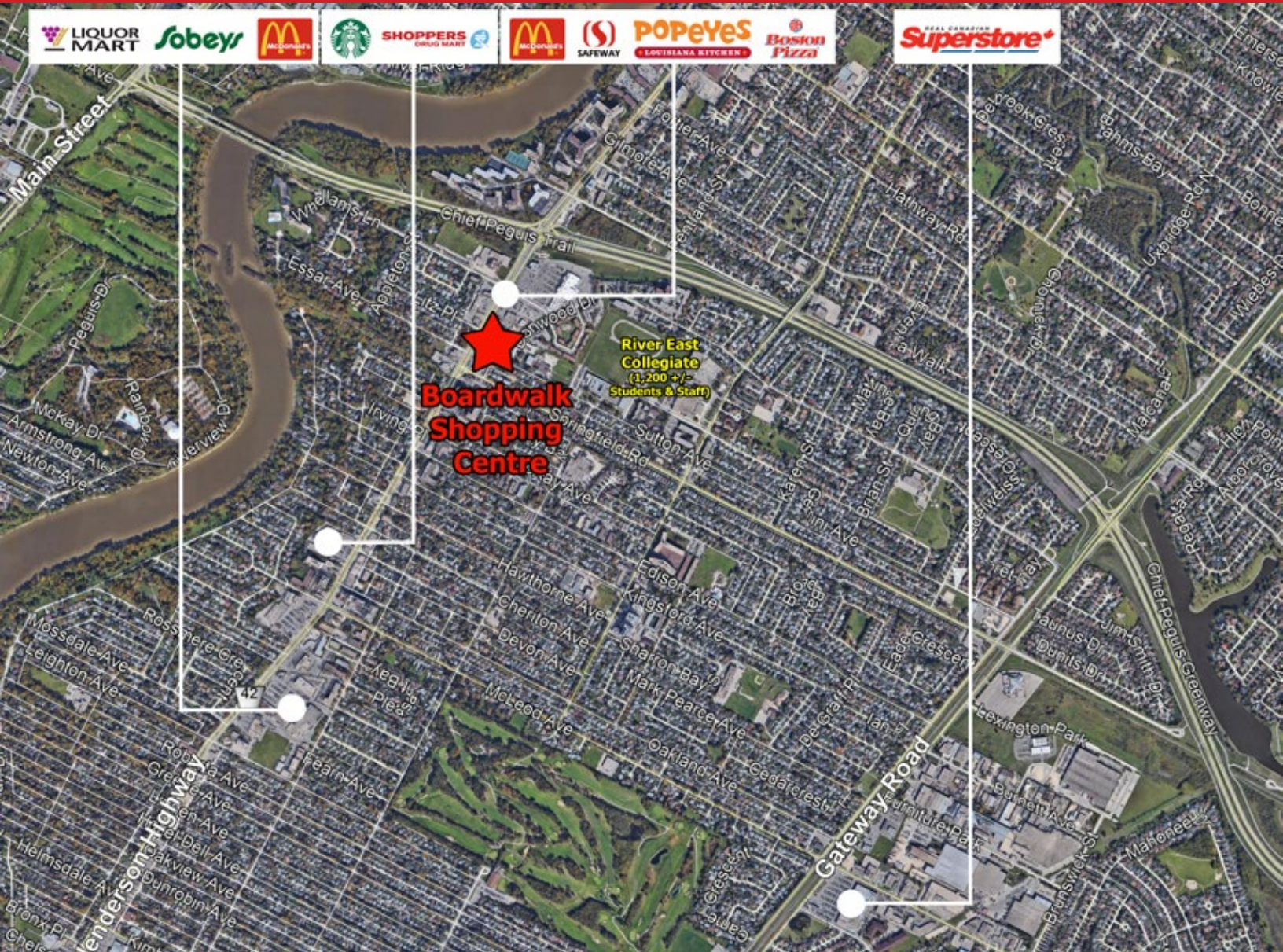
Available	Fully Leased
Property Taxes (est.)	\$4.01/SF
CAM* (est.)	\$5.17/SF
Zoning	C4
Parking	75 stalls

\*plus management fee



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FOR MORE INFORMATION, PLEASE CONTACT:

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\*Services provided by Jared Kushner Personal Real Estate Corporation

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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