

FOR LEASE

Boardwalk Shopping Centre

1411-1423 Henderson Highway, Winnipeg, Manitoba



STRONG
RETAIL AREA



GREAT
ACCESS



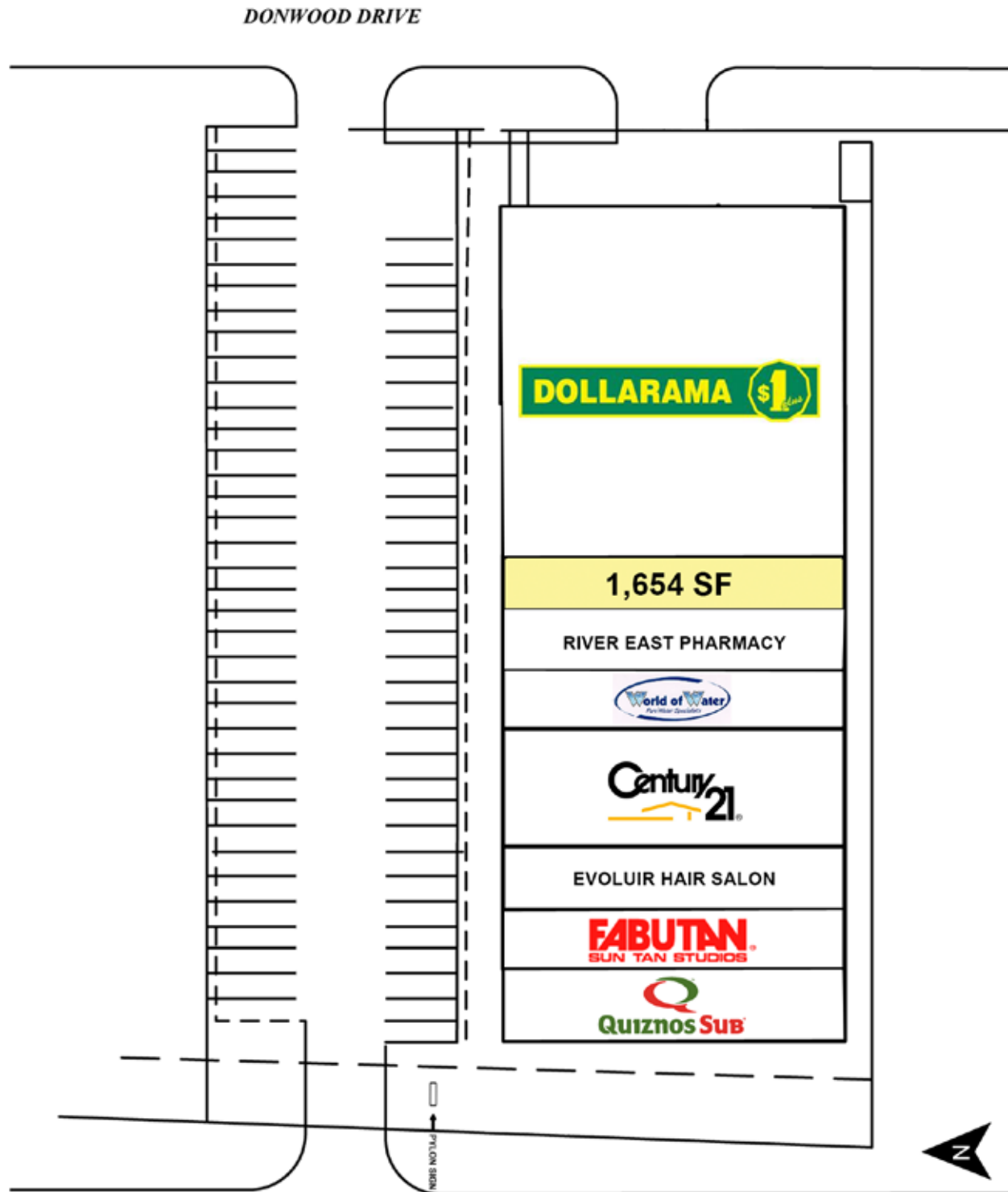
AMPLE
PARKING



DENSE
RESIDENTIAL

FOR LEASE

Boardwalk Shopping Centre, 1411-1423 Henderson Highway



39,300 vehicles per day

City of Winnipeg Public Works Department 2018

HENDERSON HIGHWAY

204.474.2000

Shindico

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Boardwalk Shopping Centre, 1411-1423 Henderson Highway



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

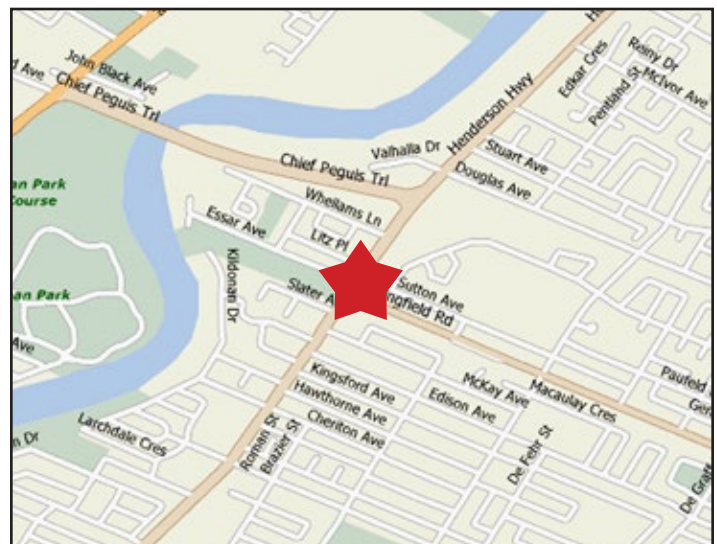
	5 km. Radius	10 km. Radius
Total Population	161,381	446,518
Daytime Population	128,674	499,457
Households	63,448	176,175
Median Age	38.8	37.3
Avg. Household Income	\$86,885	\$82,765

Environics Analytics ©2019

PROPERTY SUMMARY

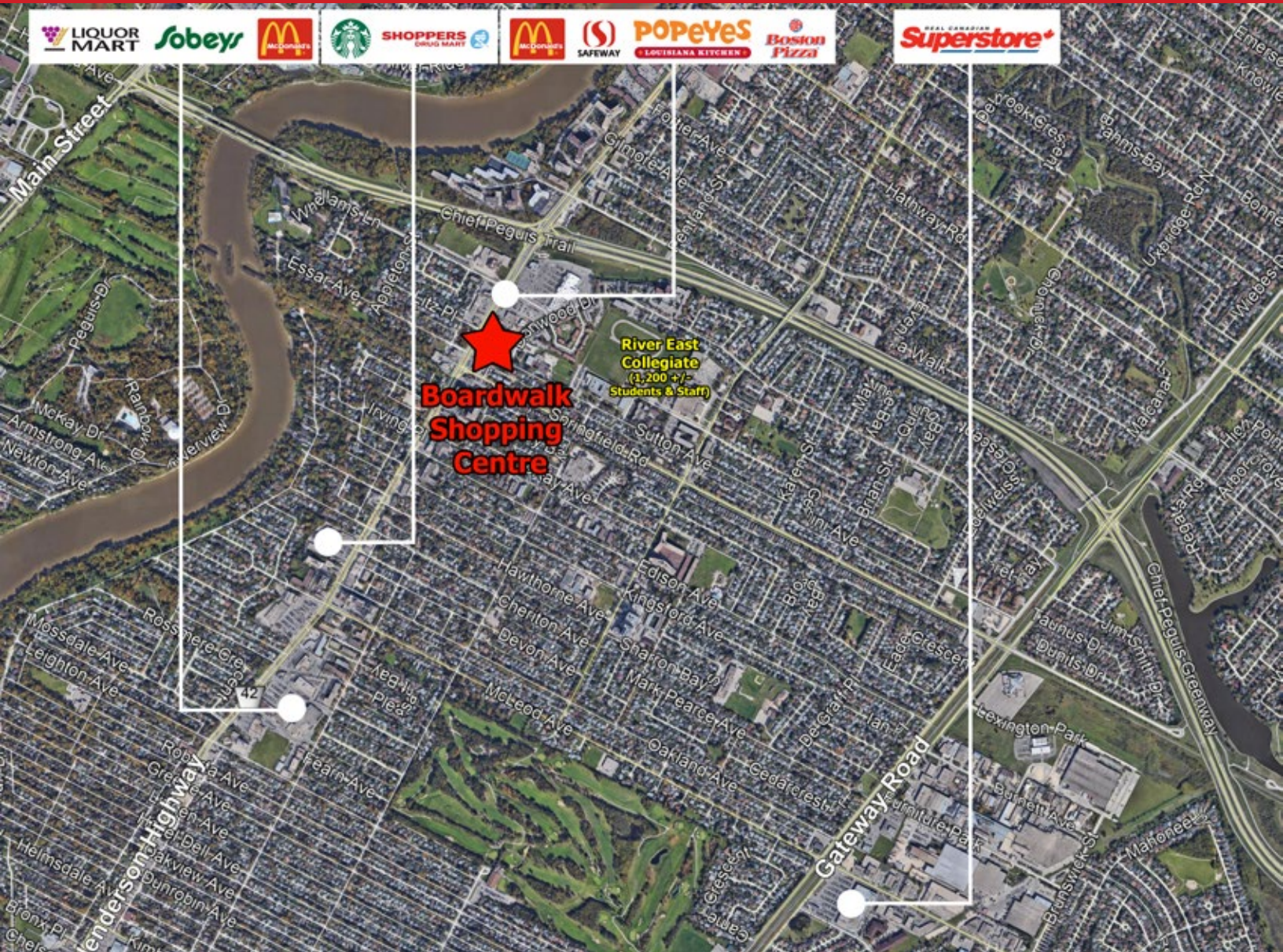
Available	1,654 SF
Property Taxes (est.)	\$4.39/SF
CAM* (est.)	\$4.65/SF
Zoning	C4
Parking	75 stalls

*plus management fee



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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