

FOR LEASE

Small, Move-In Ready Space at Busy Location on Henderson Hwy.

Rossmere Plaza, 1030-1070 Henderson Highway, Winnipeg, MB



**PYLON
SIGNAGE**



**EXCELLENT
ACCESS**



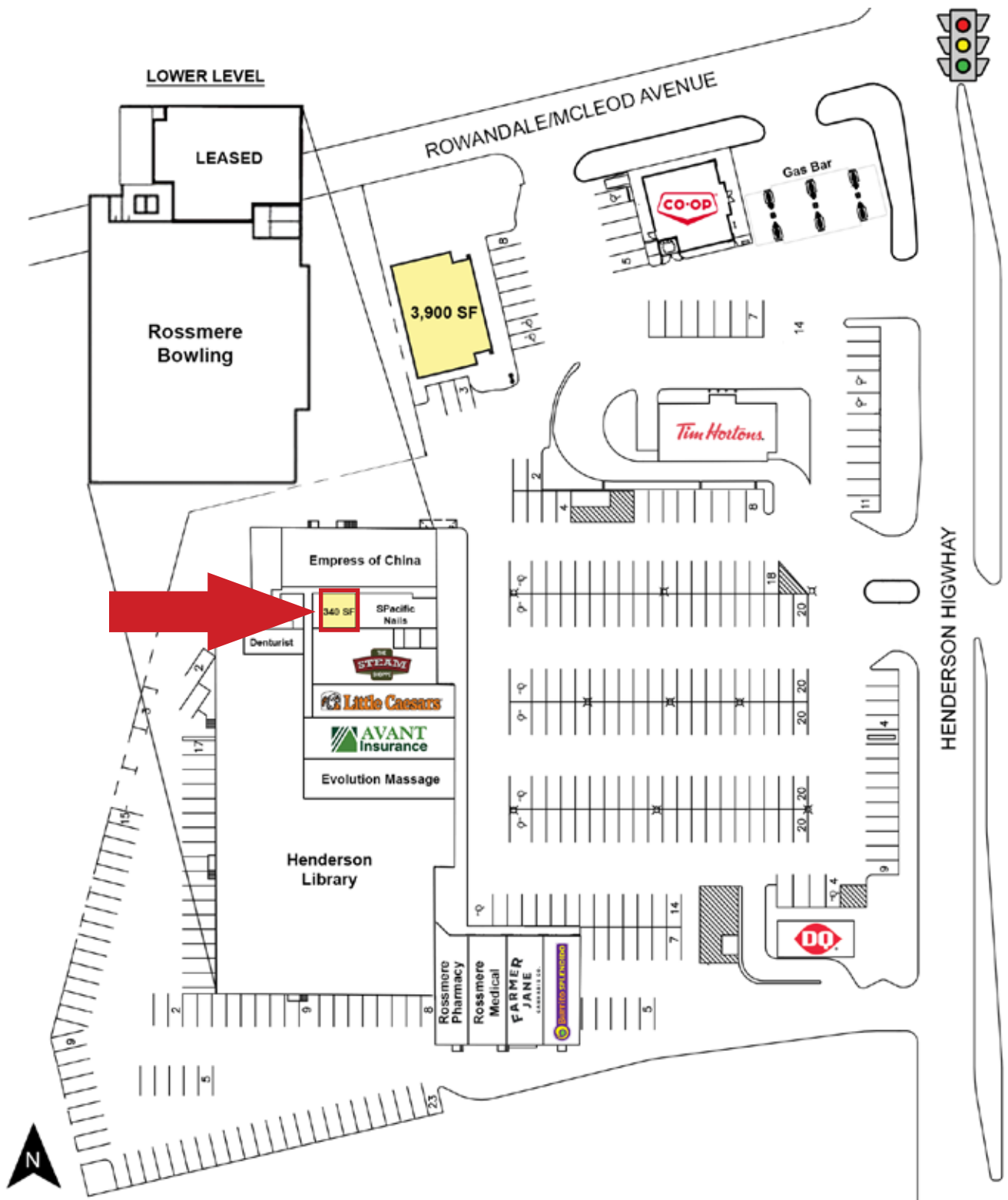
**AMPLE
PARKING**



**193,000+
POPULATION**

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1030-1070 Henderson Highway, Winnipeg, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Available	340 SF
Lease Rate	TBD
Property Taxes (2025 est.)	\$5.66/SF
CAM* (2025 est.)	\$6.14/SF
Zoning	C3 - Commercial Corridor

*plus management fee

FEATURES

- Rare opportunity to occupy small space at neighbourhood centre.
- **Ample parking** for customers and staff
- Pylon sign opportunity
- Join Tim Hortons, Dairy Queen, Red River Co-op and Henderson Library.

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.

DEMOGRAPHICS

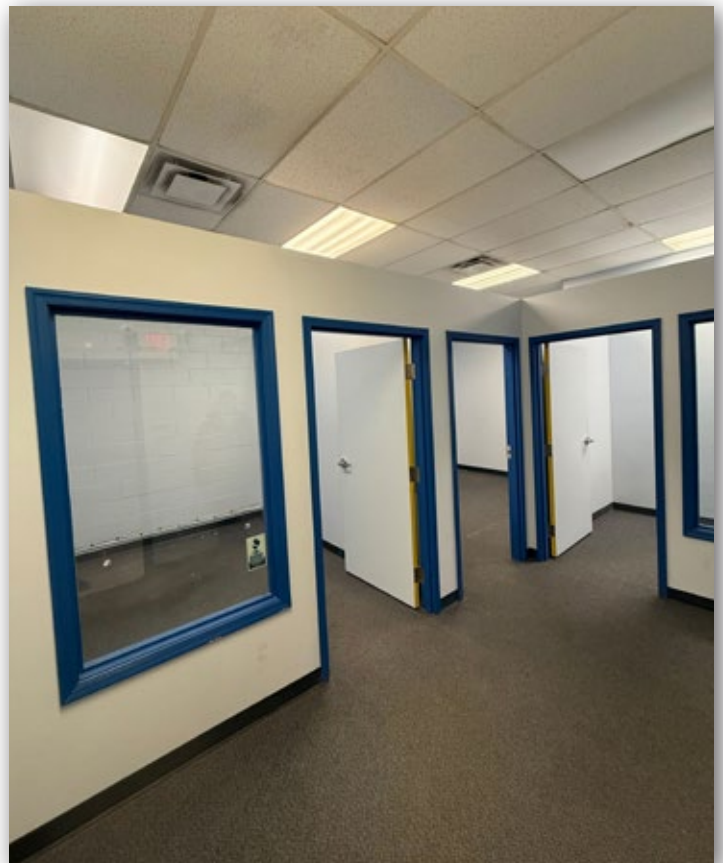
	5 km. Radius	10 km. Radius
Total Population	193,238	500,009
Daytime Population	164,494	564,465
Households	76,162	201,949
Median Age	38.0	37.4
Avg. Household Income	\$97,748	\$99,772

Environics Analytics ©2024

TRAFFIC

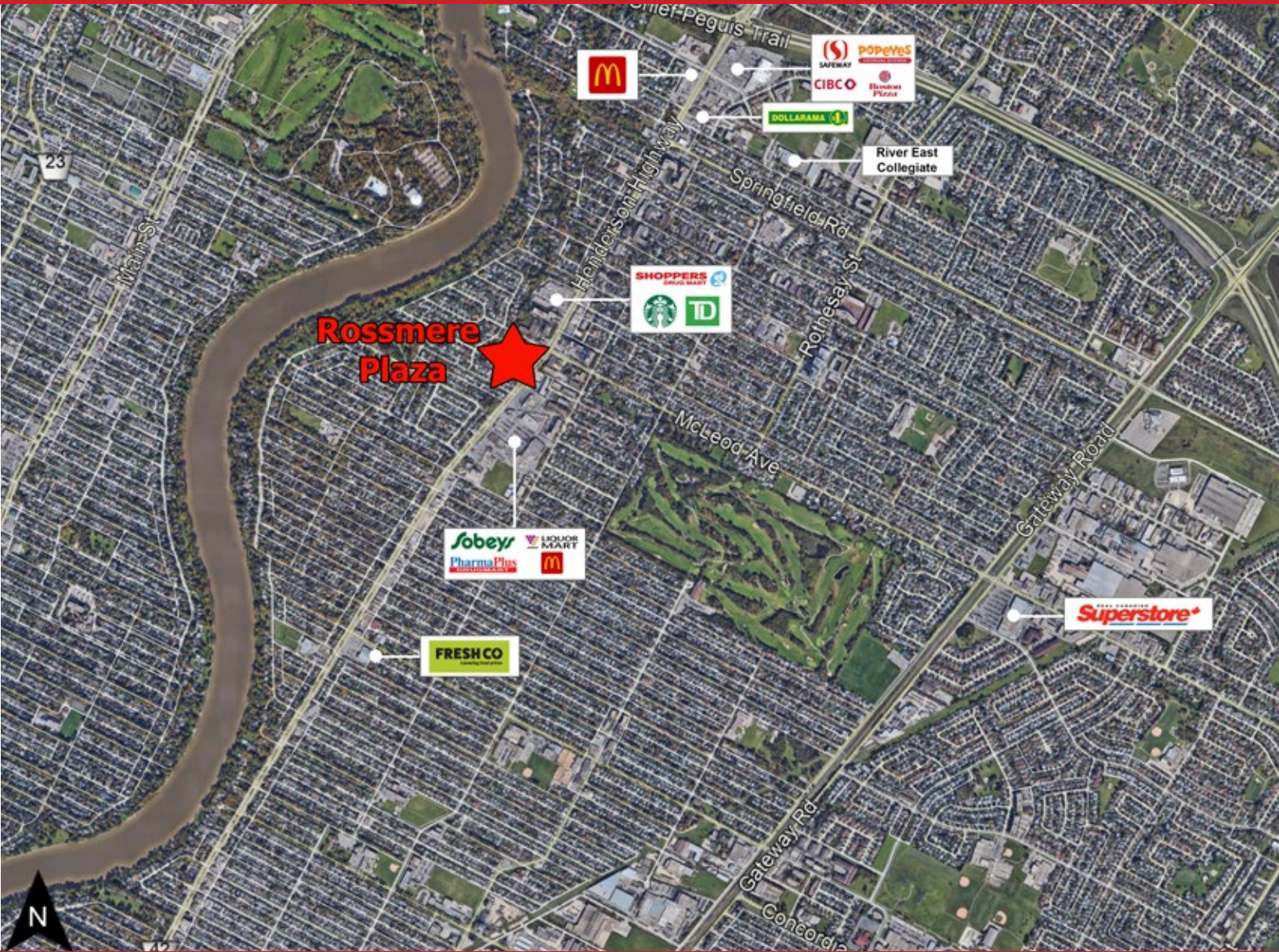
- 36,800 vehicles per day on Henderson Highway and Rowandale/McLeod Avenue

City of Winnipeg Public Works Department 2023



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1030-1070 Henderson Highway, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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