

ROSSMERE PLAZA

Neighbourhood Centre at Busy Location on Henderson Highway

1030-1070 Henderson Highway, Winnipeg, Manitoba

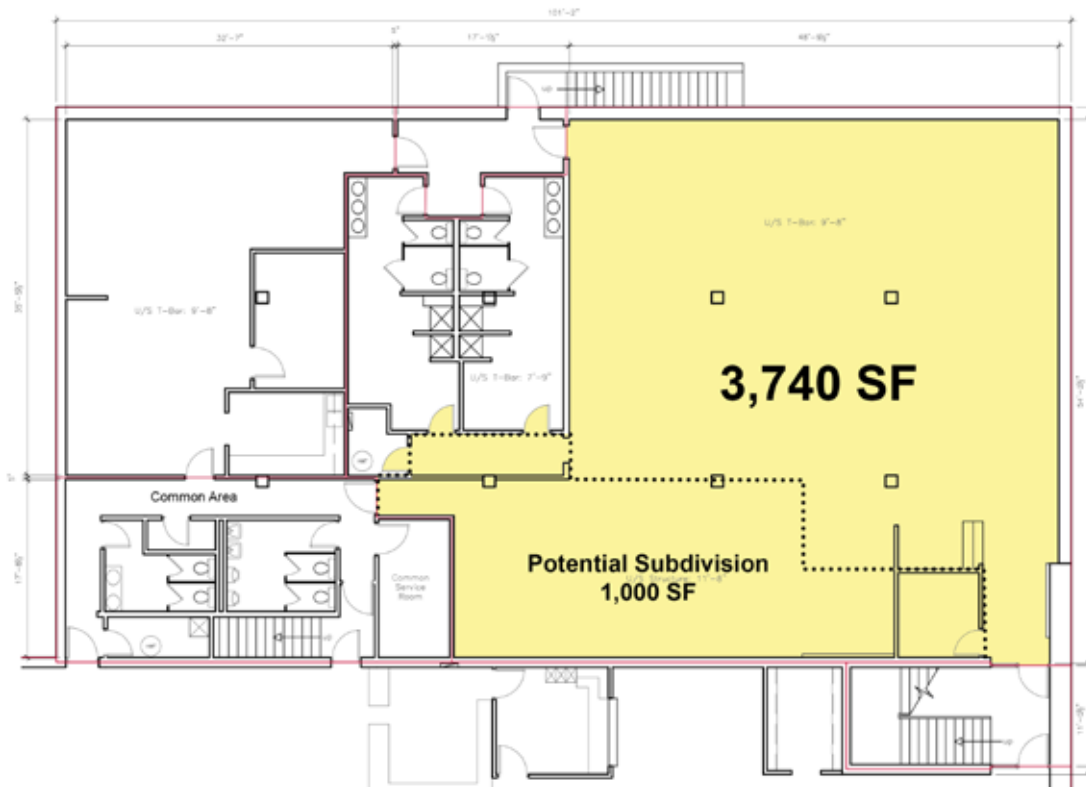


- **Join Tim Hortons, Dairy Queen, Red River Co-op and Henderson Library.**
- A Neighbourhood Centre with **excellent access** at a signalized intersection
- **Ample parking** for customers and staff
- Pylon sign opportunity
- **Great Exposure** - 514 feet of frontage on Henderson Highway



FOR LEASE

1030-1070 Henderson Highway, Winnipeg, Manitoba



PROPERTY SUMMARY

Available 3,740 SF (Lower Level)
1,000 SF (Lower Level)
3,000 SF (Freestanding Bldg)

Gross Leasable Area 61,662 SF

Land Area 4.64 acres

Lease Rate TBD

Property Taxes (est.) \$2.75/SF

CAM* (est.) \$2.73/SF

Zoning C3 - Commercial Corridor

*plus management fee

TRAFFIC

- 35,800 vehicles per day on Henderson Highway and Rowandale/McLeod Avenue

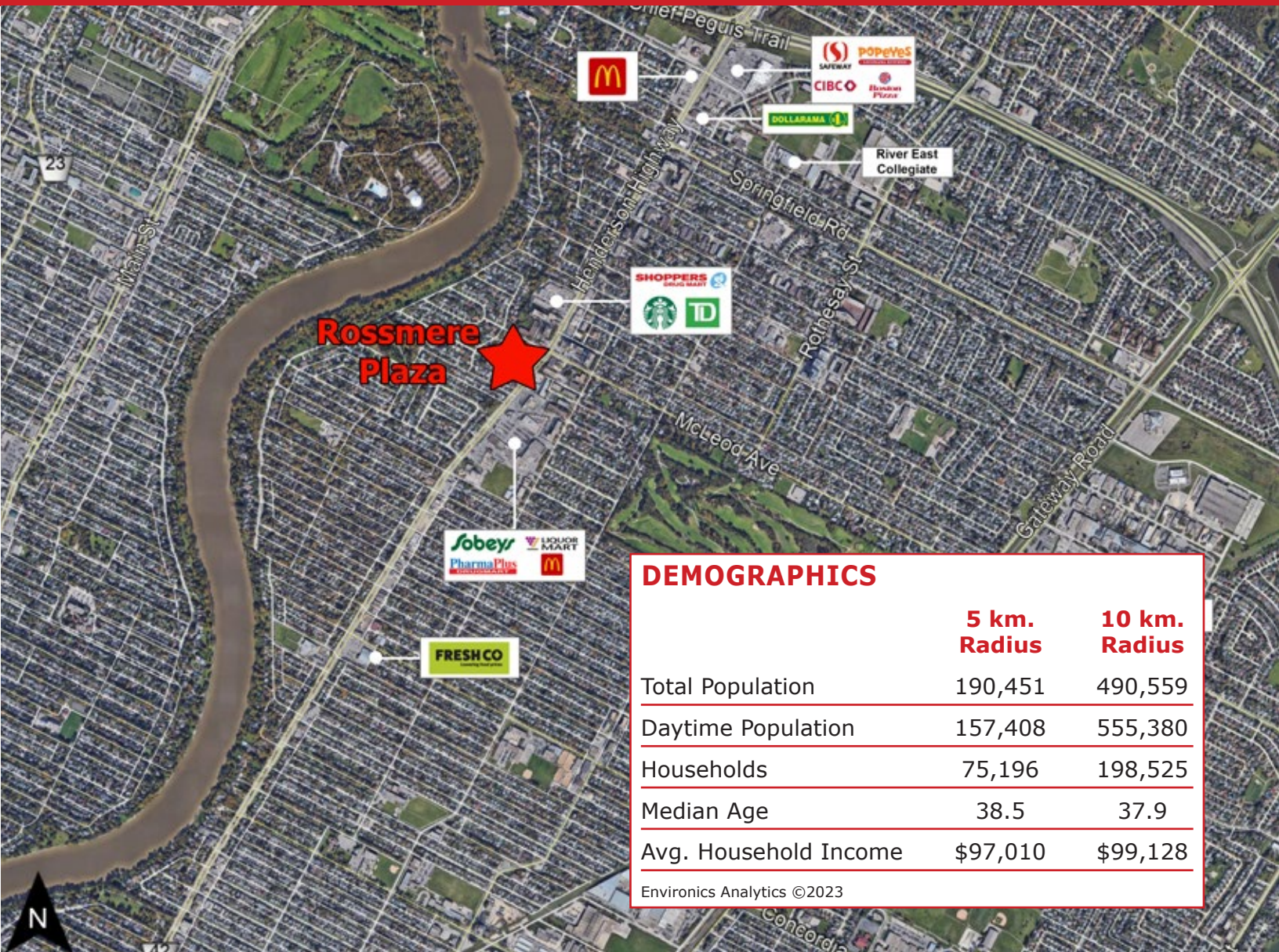
City of Winnipeg Public Works Department 2022

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 recently expanded Henderson Library - Winnipeg's second largest branch.

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DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	190,451	490,559
Daytime Population	157,408	555,380
Households	75,196	198,525
Median Age	38.5	37.9
Avg. Household Income	\$97,010	\$99,128

Environics Analytics ©2023

FOR MORE INFORMATION, PLEASE CONTACT:

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