

# ROSSMERE PLAZA

Retail Opportunity at Busy Location on Henderson Highway

1030-1070 Henderson Highway, Winnipeg, Manitoba

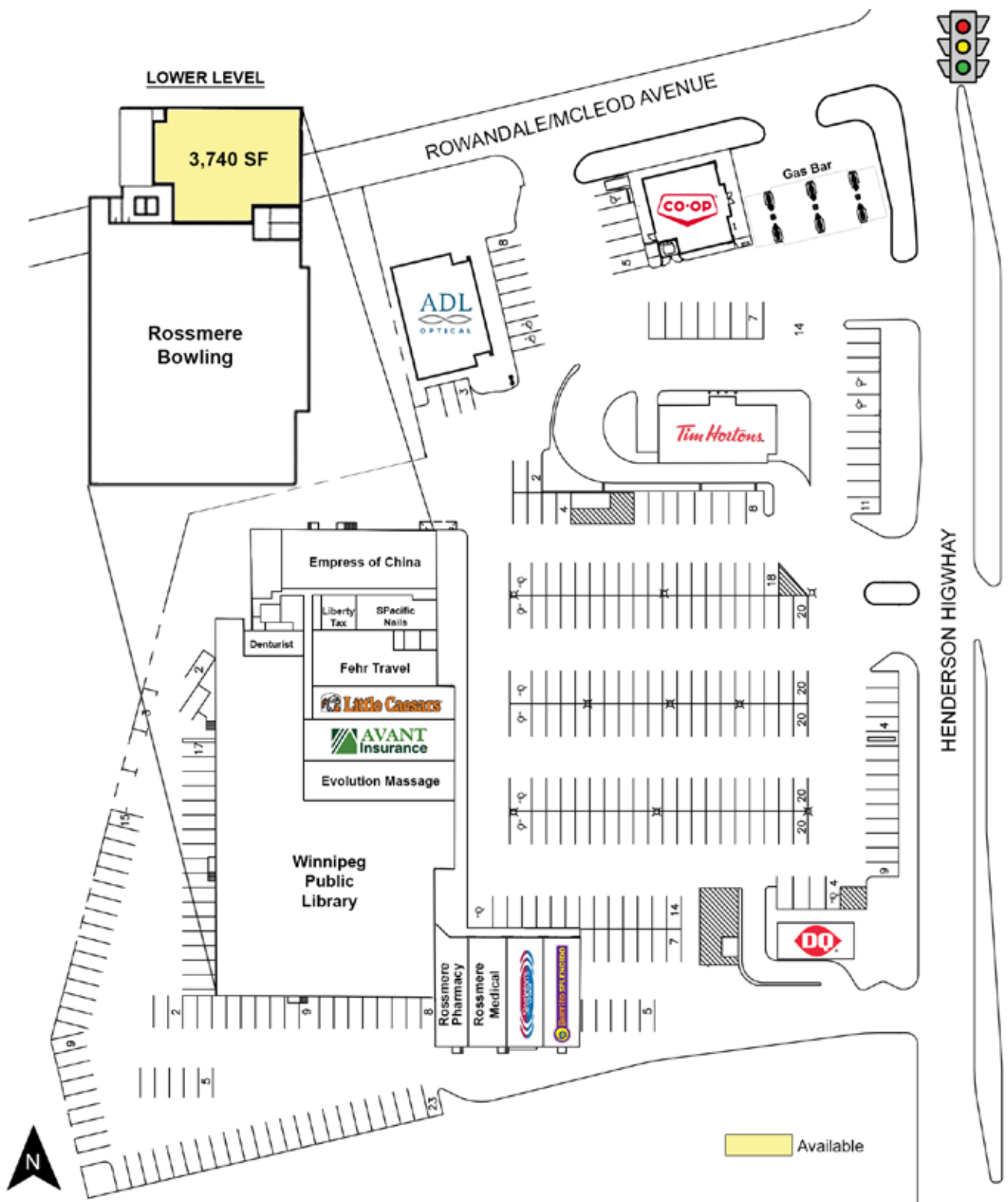


- A Neighbourhood Centre with **excellent access** at a signalized intersection
- **New Facade**
- **Ample parking** for customers and staff
- Pylon sign opportunity
- **Great Exposure** - 514 feet of frontage on Henderson Highway
- **Dynamic mix of tenant** featuring national and local businesses



# FOR LEASE

1030-1070 Henderson Highway, Winnipeg, Manitoba



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

|                       |                          |
|-----------------------|--------------------------|
| Available             | 3,740 SF on Lower Level  |
| Gross Leasable Area   | 59,000 SF                |
| Land Area             | 4.64 acres               |
| Lease Rate            | TBD                      |
| Property Taxes (est.) | \$3.36/SF                |
| CAM* (est.)           | \$4.60/SF                |
| Zoning                | C3 - Commercial Corridor |

\*plus management fee



## DEMOGRAPHICS

|                       | 5 km.<br>Radius | 10 km.<br>Radius |
|-----------------------|-----------------|------------------|
| Total Population      | 183,401         | 480,129          |
| Daytime Population    | 158,521         | 534,340          |
| Households            | 71,269          | 190,822          |
| Median Age            | 38.4            | 37.5             |
| Avg. Household Income | \$81,969        | \$84,691         |

Environics Analytics ©2019

## 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, Rossmere Medical, Rossmere Pharmacy and the recently expanded Henderson Library - Winnipeg's second largest branch.

## TRAFFIC

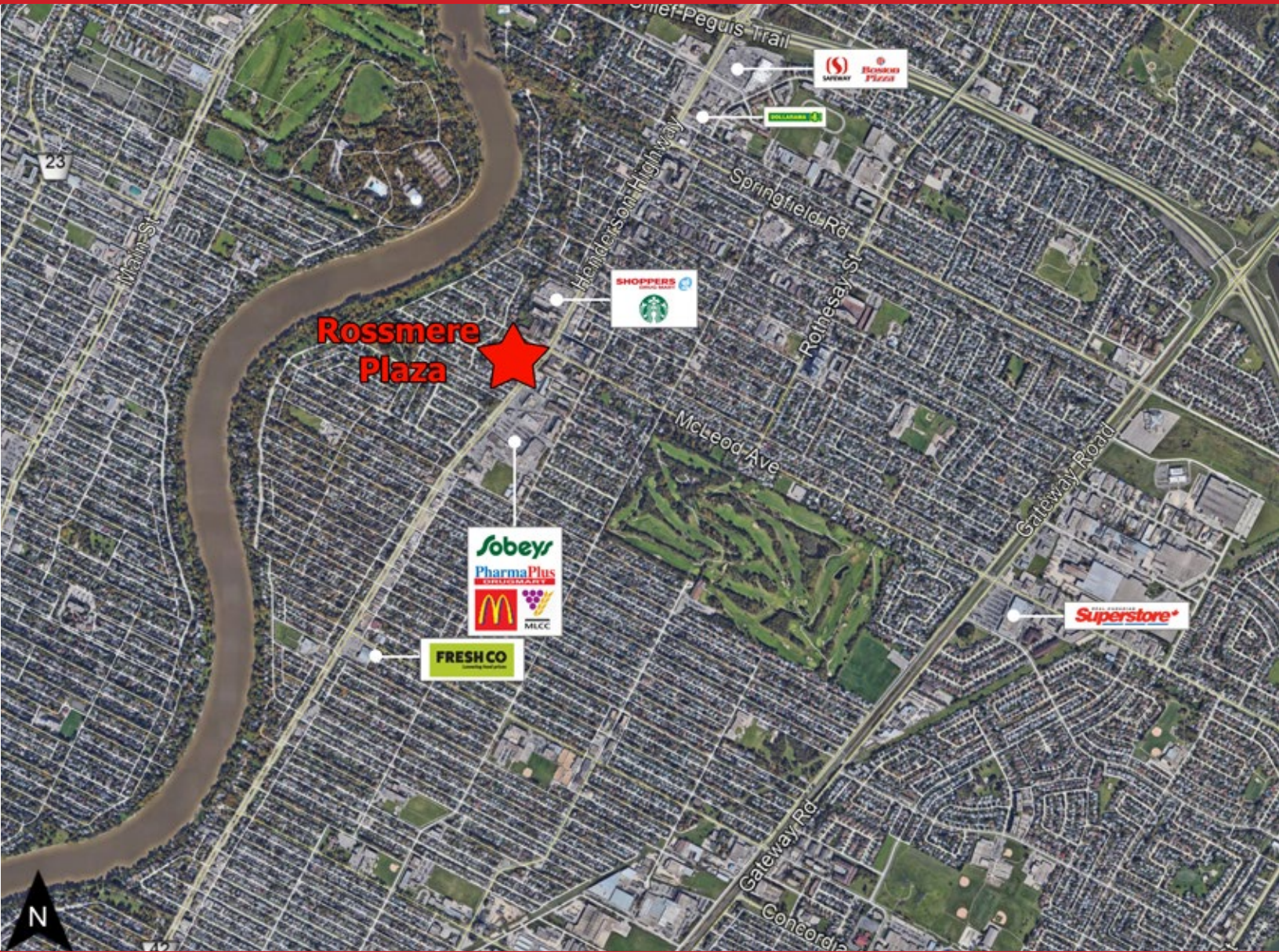
- 39,300 vehicles per day on Henderson Highway and Rowandale/McLeod Avenue  
City of Winnipeg Public Works Department 2018





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FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos**

P (204) 928-8209

C (204) 781-9717

[dalevizos@shindico.com](mailto:dalevizos@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)



# 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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