

# For Lease

RETAIL SPACE WITH FRONTAGE ON HENDERSON HWY.

1438 Henderson Hwy., Winnipeg, MB

## CONTACT

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# 1438 Henderson Hwy. WINNIPEG, MB

## PROPERTY DETAILS

**PREMISE SIZE** 1,350 sq. ft.

**BUILDING SIZE** 12,475 sq. ft.

**LAND AREA** 35,915 sq. ft.

**AVAILABILITY** February 1, 2021

**NET BASE RENT** \$27 per sq. ft. (plus 5% mgmt fee of base rent)

**CAM** \$5.00 per sq. ft.

**TAX** \$4.68 per sq. ft.

**SIGNAGE FEE** \$50.00

**HVAC** #1 - Furnance Rheen (2015)  
#1CU - Condenser ICP (2015)

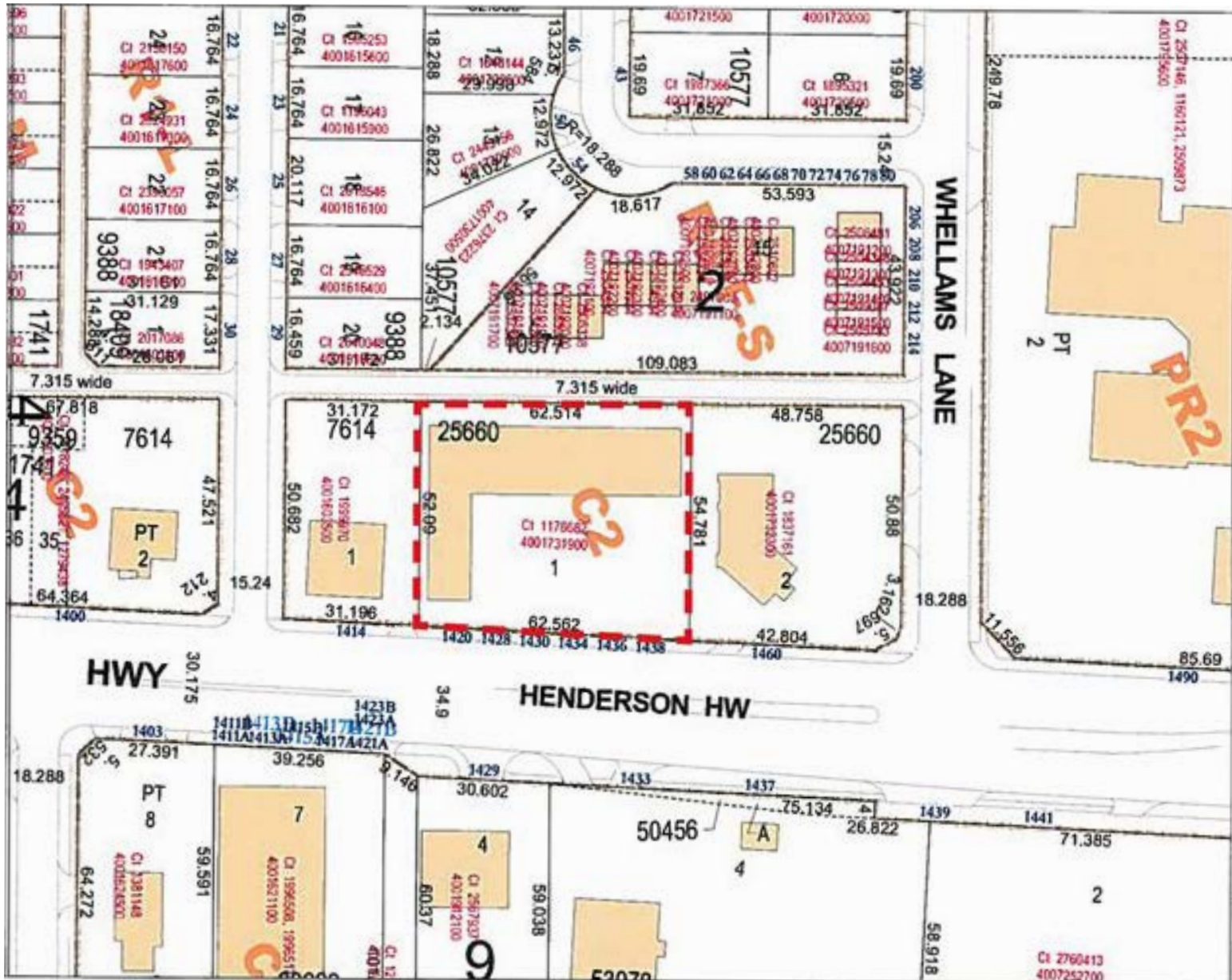
**TAX ROLL** 001731900

**TRAFFIC COUNT** 39,300 (average daily traffic count on Henderson Hwy.) (2018 City of Winnipeg Traffic Flow Map)

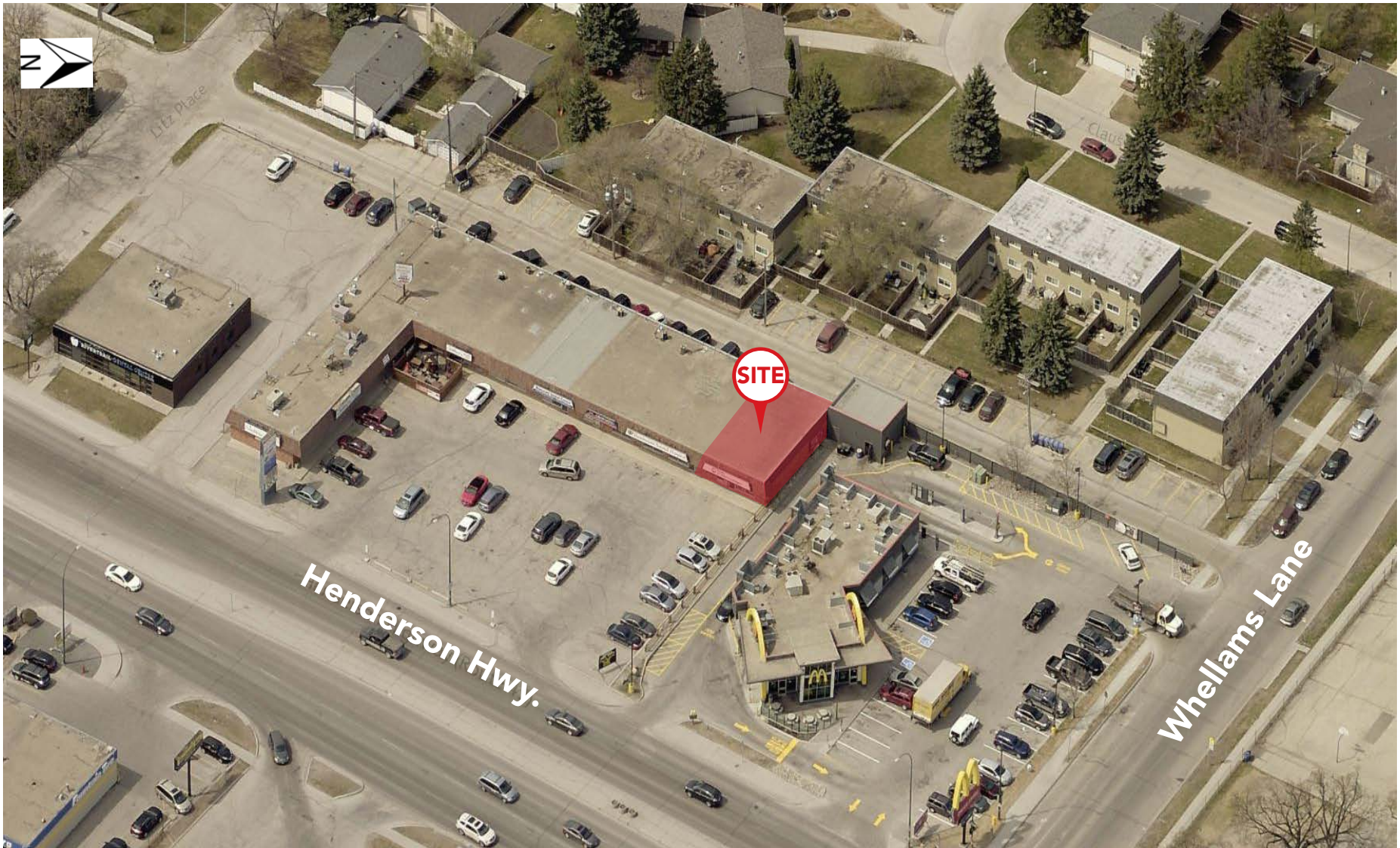
**PROPERTY HIGHLIGHTS**

- Join Jeffrey's Restaurant and Lounge, River East Dental, Henderson Animal Hospital and Henderson Pet Grooming
- Located just south of Chief Peguis Trail, across from River East Plaza Shopping Centre

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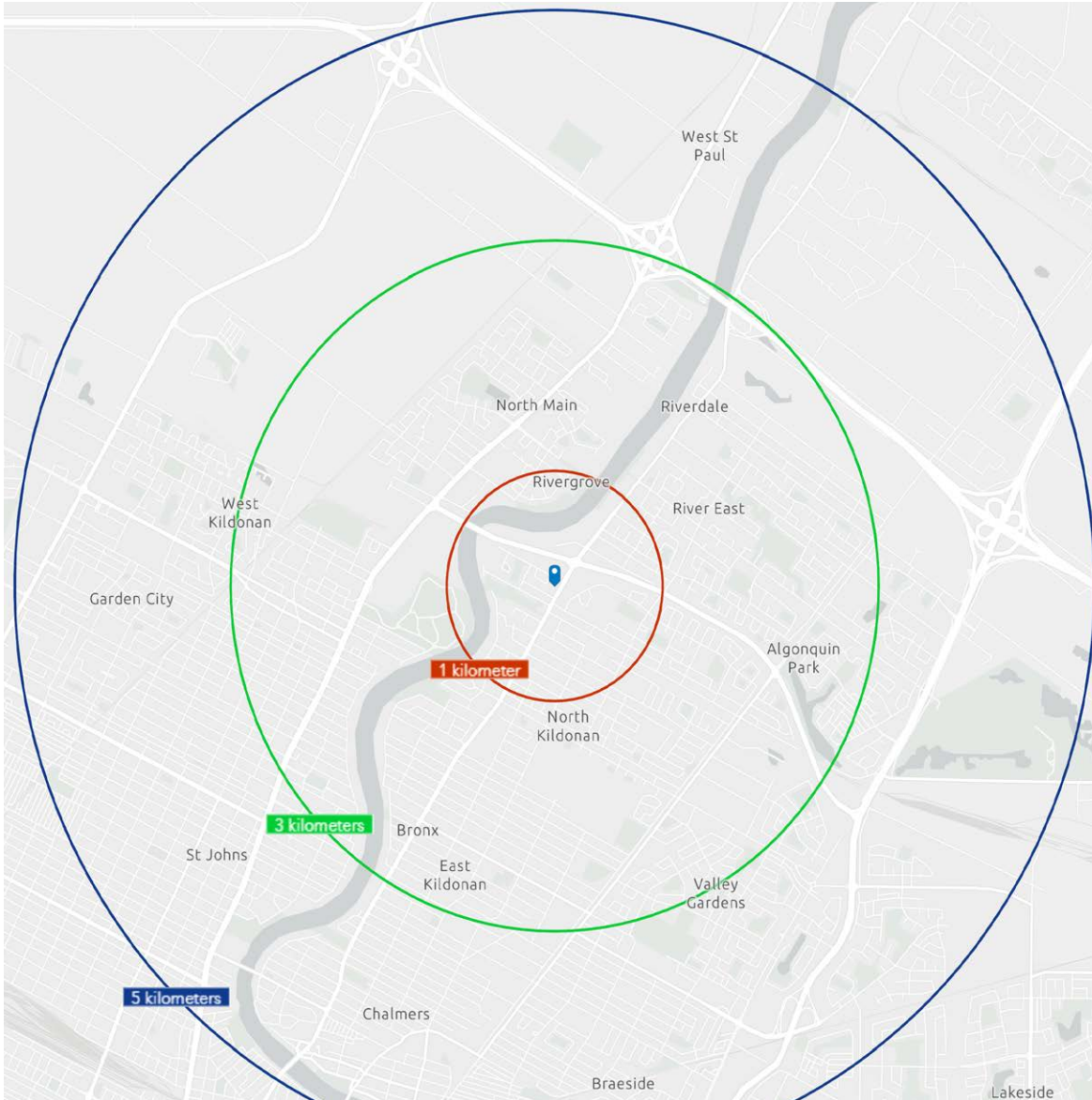


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## DEMOGRAPHIC ANALYSIS



### POPULATION

1 KM	<b>11,261</b>
3 KM	<b>67,191</b>
5 KM	<b>159,261</b>



### PROJECTED POP. (2029)

1 KM	<b>12,485</b>
3 KM	<b>72,593</b>
5 KM	<b>174,933</b>



### MEDIAN AGE

1 KM	<b>46</b>
3 KM	<b>42</b>
5 KM	<b>39</b>



### TOTAL HOUSEHOLDS

1 KM	<b>5,878</b>
3 KM	<b>28,202</b>
5 KM	<b>62,696</b>



### AVG. HOUSEHOLD INCOME

1 KM	<b>\$70,217</b>
3 KM	<b>\$89,432</b>
5 KM	<b>\$86,942</b>



### PROJECTED HOUSEHOLD INCOME (2029)

1 KM	<b>\$90,635</b>
3 KM	<b>\$114,378</b>
5 KM	<b>\$112,015</b>



## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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