

For Lease

RETAIL SPACE WITH FRONTAGE ON HENDERSON HWY.

1438 Henderson Hwy., Winnipeg, MB

CONTACT

Bob Antymniuk

Senior Director - Sales & Leasing

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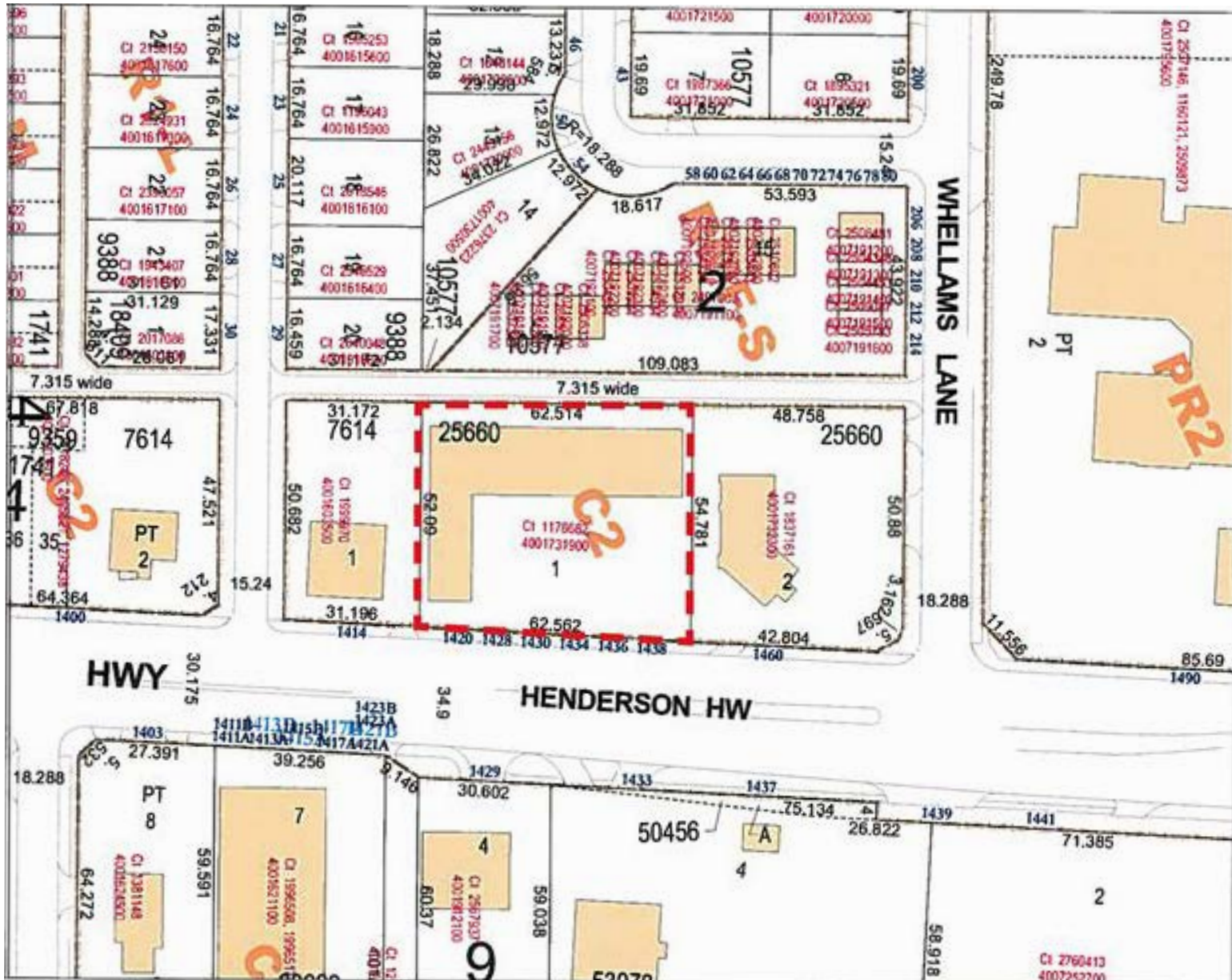


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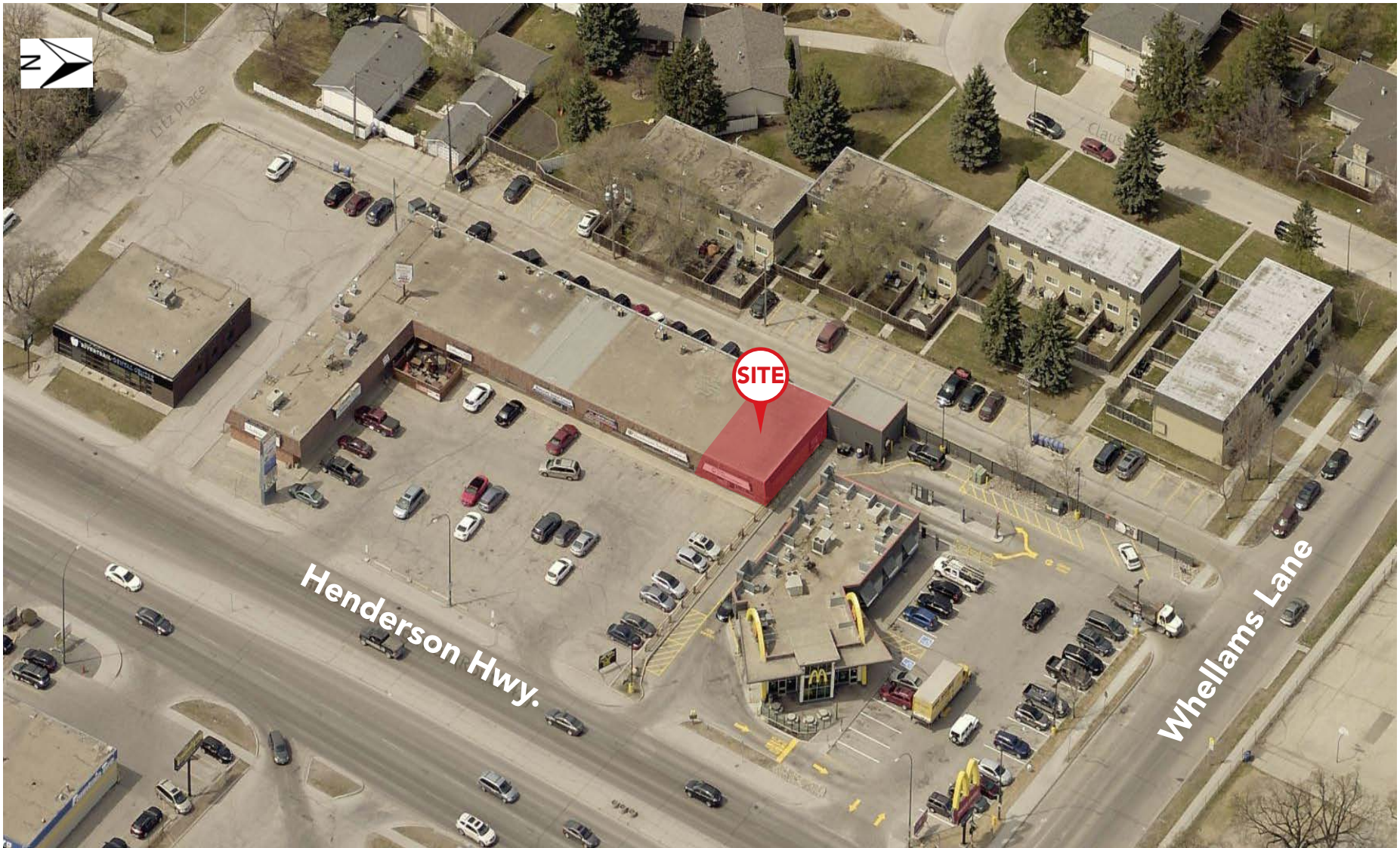
PROPERTY DETAILS

PREMISE SIZE	1,350 sq. ft. (+/-)
BUILDING SIZE	12,475 sq. ft. (+/-) ; Wall Height 10 ft.
YEAR BUILT	1972
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	04-001731900
LEGAL DESCRIPTION	LOT 1 PLAN 25660 WLTO IN RL 55 PARISH OF KILDONAN
TRAFFIC COUNT	39,300 (average daily traffic count on Henderson Hwy.) (2018 City of Winnipeg Traffic Flow Map)
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none">• Join Jeffrey's Restaurant and Lounge, River East Dental, Henderson Animal Hospital and Henderson Pet Grooming• Located just south of Chief Pegius Trail, across from River East Plaza Shopping Centre

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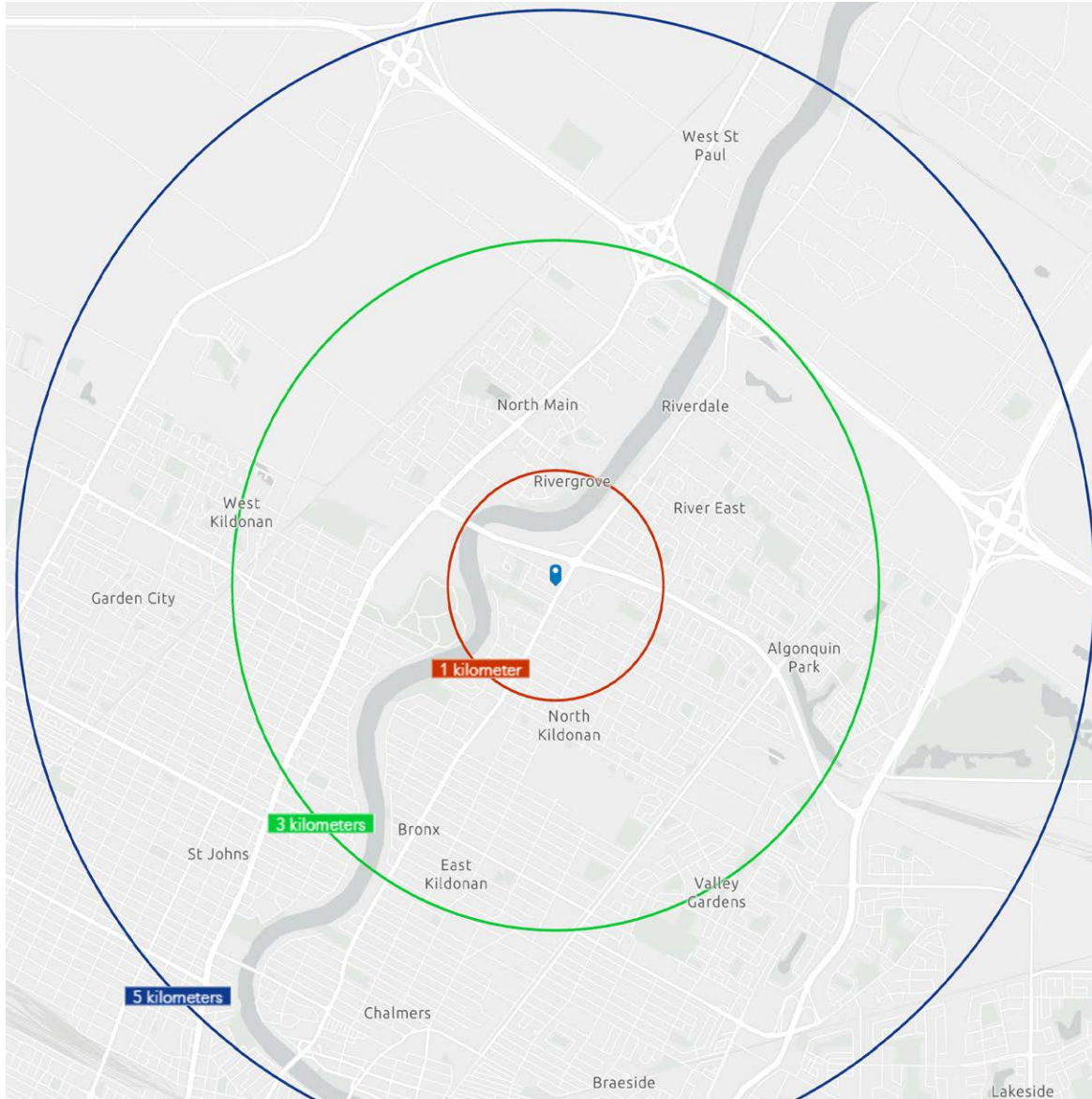


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DEMOGRAPHIC ANALYSIS



POPULATION

1 KM	11,261
3 KM	67,191
5 KM	159,261



PROJECTED POP. (2029)

1 KM	12,485
3 KM	72,593
5 KM	174,933



MEDIAN AGE

1 KM	46
3 KM	42
5 KM	39



TOTAL HOUSEHOLDS

1 KM	5,878
3 KM	28,202
5 KM	62,696



AVG. HOUSEHOLD INCOME

1 KM	\$70,217
3 KM	\$89,432
5 KM	\$86,942



PROJECTED HOUSEHOLD INCOME (2029)

1 KM	\$90,635
3 KM	\$114,378
5 KM	\$112,015



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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