

# FOR LEASE

Prime Retail/Office Space on Henderson Highway

Boardwalk Mall, 1411-1423 Henderson Highway, Winnipeg, Manitoba

**TENANT RELOCATING**



**STRONG  
RETAIL AREA**



**AMPLE  
PARKING**



**485,000+  
POPULATION**  
Based on Trade Area (2025)

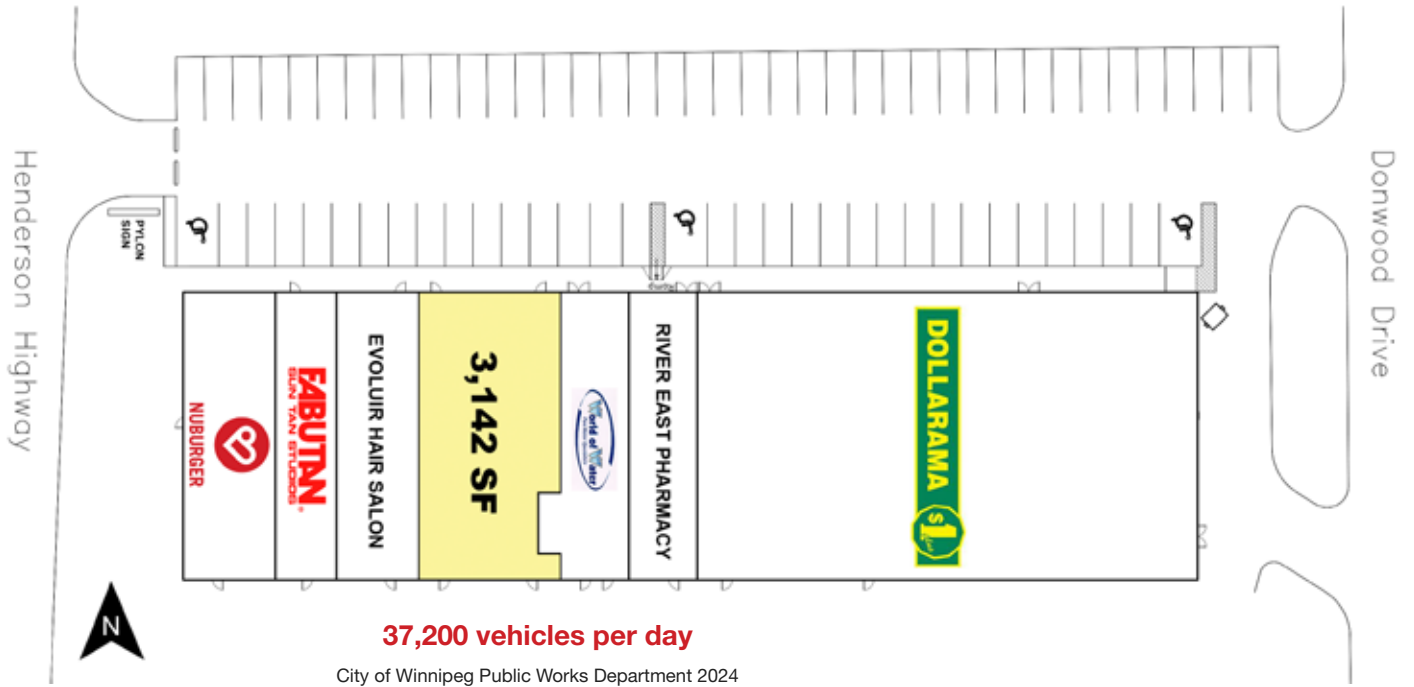


**DENSE  
RESIDENTIAL**

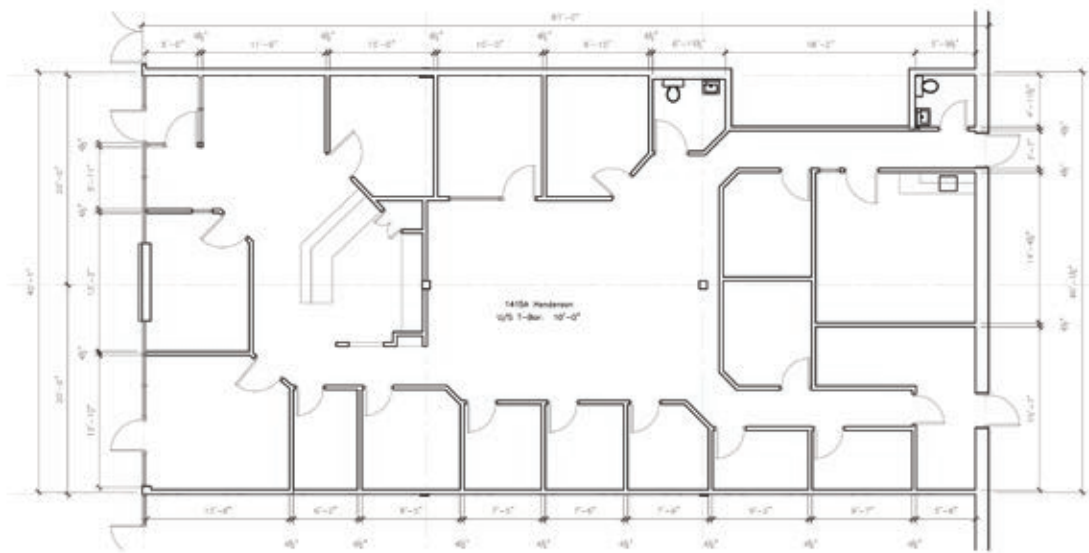
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## SITE PLAN



## FLOOR PLAN



[CLICK HERE TO TAKE A VIRTUAL TOUR](#)

204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	3,142 SF
Property Taxes (2026 est.)	\$4.70/SF
CAM* (2026 est.)	\$6.52/SF
Zoning	C4
Parking	75 stalls

\*plus management fee

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	175,759	486,450
Daytime Population	135,999	539,434
Households	67,879	190,021
Median Age	38.2	37.0
Avg. Household Income	\$107,272	\$101,004

Environics Analytics ©2025

## FEATURES

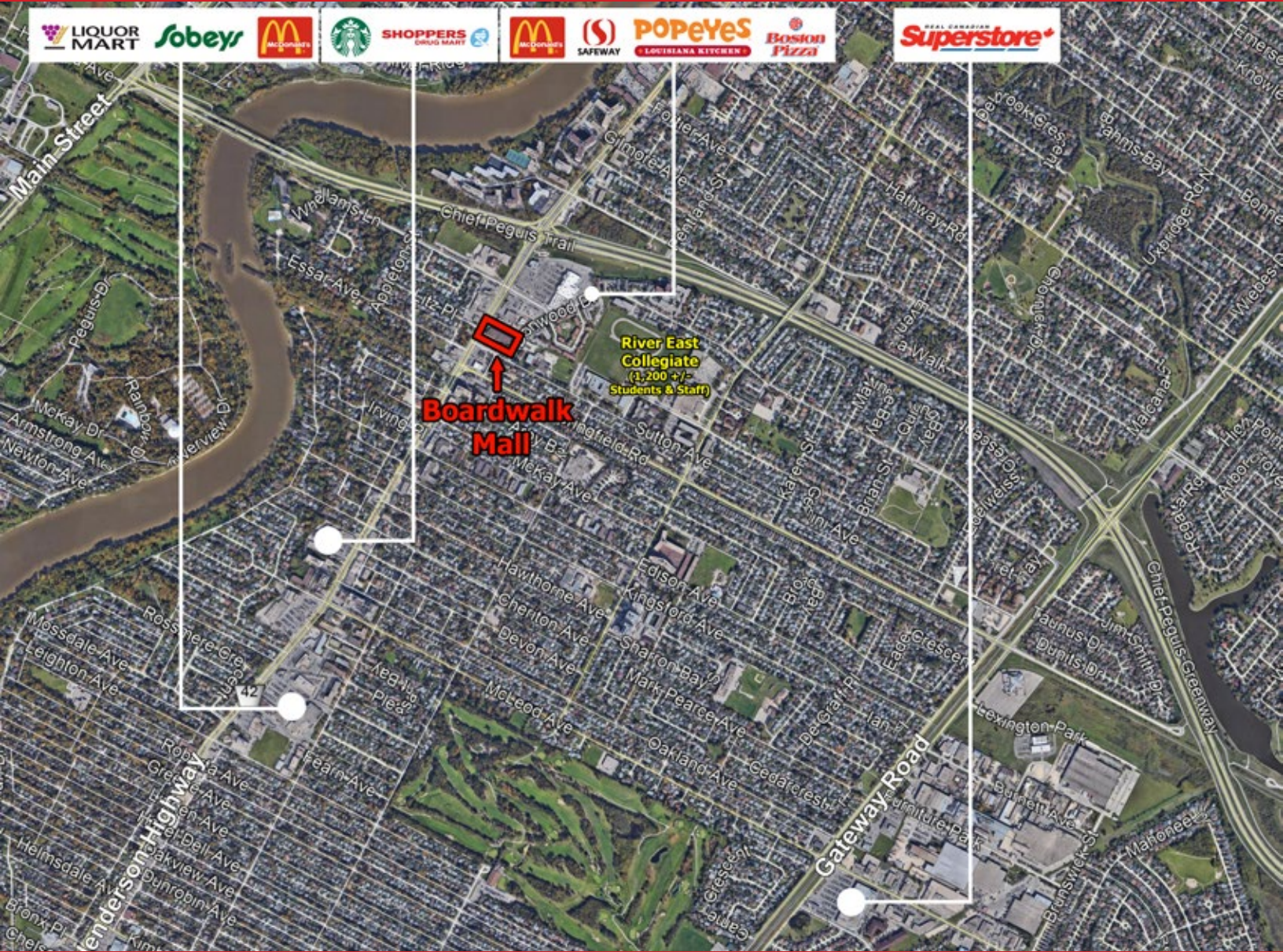
- Large pylon signage opportunity on newly constructed LED structure.
- Fully improved existing office layout.
- Directly south of River East Plaza, anchored by Safeway, CIBC and Boston Pizza.
- Excellent access from Henderson Highway and Donwood Drive.

## LOCATION

- Situated along Henderson Highway's prime commercial strip, directly south of the Chief Peguis Trail.
- Surrounded by densely populated residential communities of North and East Kildonan.
- Close proximity to Kildonan Village, the Rossmere Golf & Country Club, Safeway, Boston Pizza, Sobeys, McDonalds, Popeye's Louisiana Kitchen, A&W and Goodyear Tire.
- Access to a large trade area, including East St. Paul, North Main, Riverbend/River Grove, and West St. Paul via Chief Peguis Trail.

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FOR MORE INFORMATION, PLEASE CONTACT:

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