

# FOR LEASE

Neighbourhood Centre at Busy Location on Henderson Highway

Rossmere Plaza, 1050 Henderson Highway, Winnipeg, Manitoba



**BUSY  
RETAIL NODE**



**GREAT  
ACCESS**



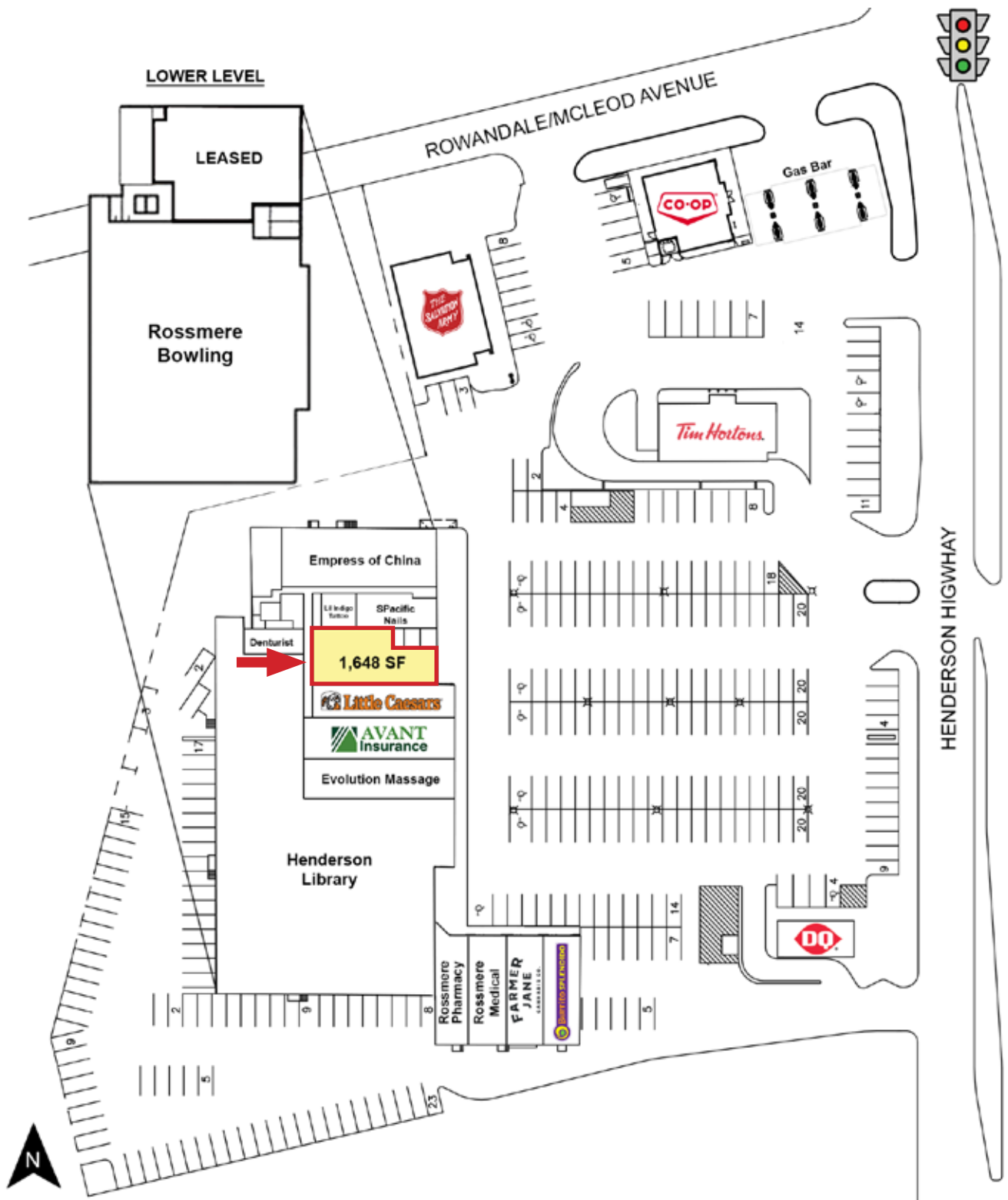
**AMPLE ON-SITE  
PARKING**



**202,400+  
POPULATION**

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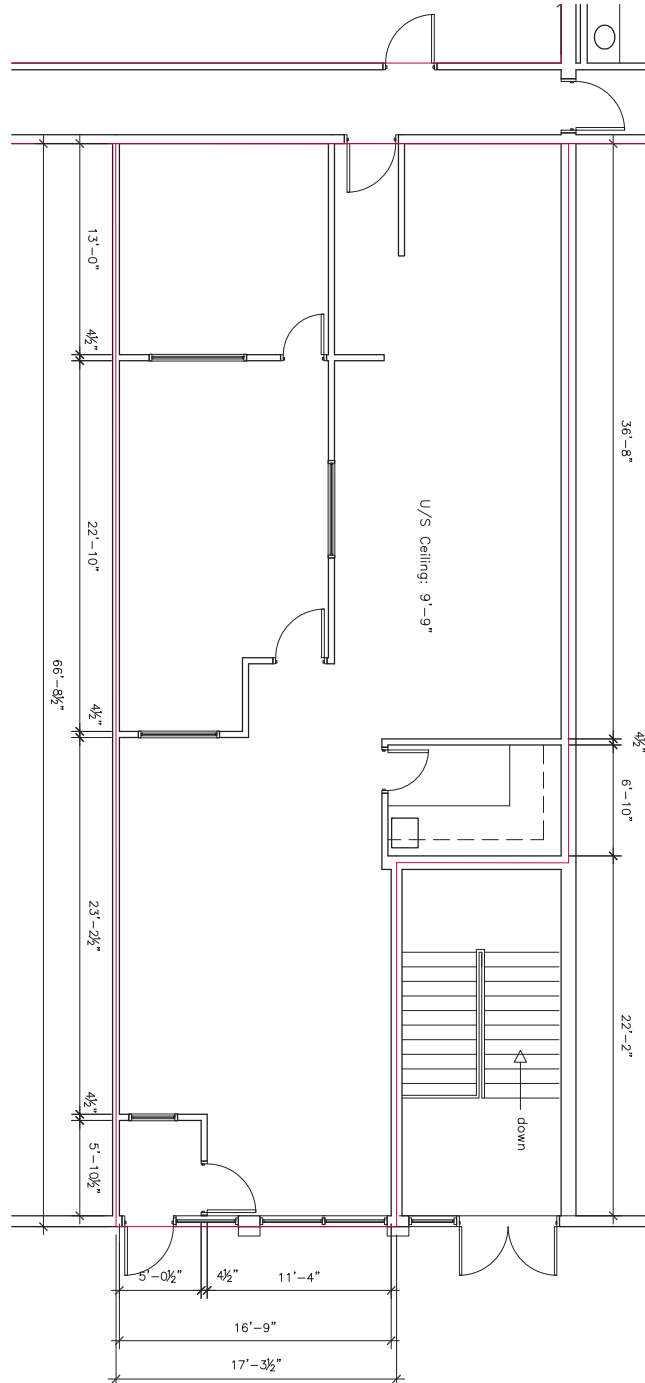
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## FLOOR PLAN



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

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## PROPERTY SUMMARY

Available	1,648 SF
Net Rent	TBD
Property Taxes (2026 est.)	\$6.00/SF
CAM* (2026 est.)	\$6.32/SF
Zoning	C3 - Commercial Corridor

\*plus management fee

## FEATURES

- Suitable for a variety of uses including retail, office and medical.
- Common washrooms located in the hallway.

## TRAFFIC

- 37,200 vehicles per day on Henderson Highway and Rowandale/McLeod Avenue

City of Winnipeg Public Works Department 2024

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

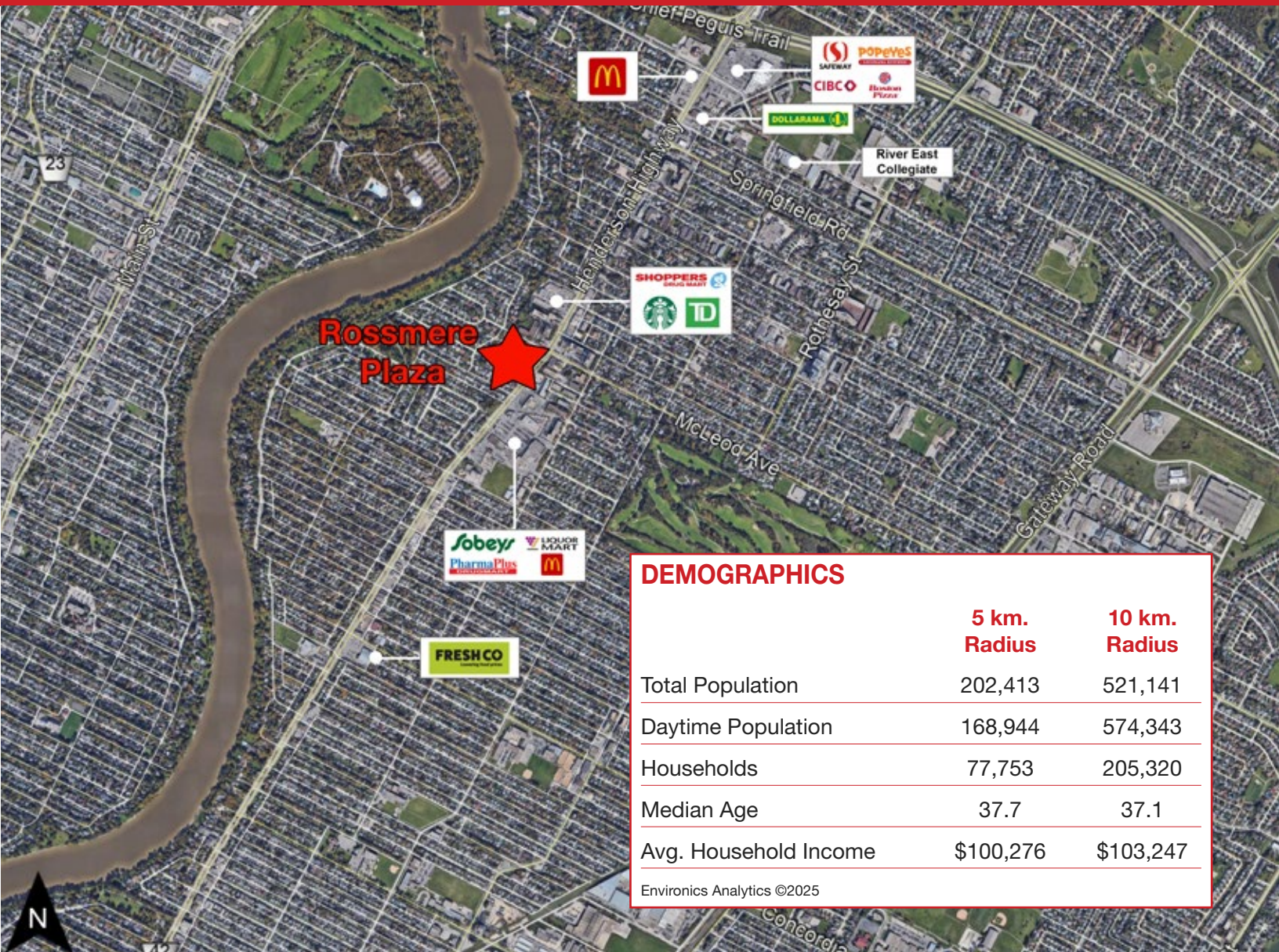


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## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	202,413	521,141
Daytime Population	168,944	574,343
Households	77,753	205,320
Median Age	37.7	37.1
Avg. Household Income	\$100,276	\$103,247

Environics Analytics ©2025

FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos\***

\*Services provided by Dino Alevizos Personal Real Estate Corporation

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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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