ENCOMPASS Property Management

1153 Henderson Hwy

For Lease

1153 Henderson Highway is a well-traveled neighbourhood strip mall positioned at the corner of Henderson Highway and Cheriton Avenue. With high visibility, steady traffic, and a location that supports a broad range of commercial uses, this property presents an excellent opportunity for retailers, service providers, or office users looking to establish themselves in a dynamic and accessible setting.

Its strategic corner placement, surrounded by an engaged residential base and active street frontage, ensures consistent exposure throughout the day.

Neighbourhood

Set within Winnipeg's North Kildonan area, 1153 Henderson Highway is surrounded by a diverse mix of well-established neighbourhoods including Rossmere and Kildonan Drive. This section of Henderson Highway is a lively commercial corridor flanked by residential streets, schools, restaurants, and shopping, all contributing to the area's consistent pedestrian and vehicle flow.

A block away from the Red River and close to the Rossmere Golf & Country Club, the property benefits from both recreational and residential traffic. With nearby parks, strong community infrastructure, and easy access to major routes, this location offers the kind of neighbourhood integration that supports long-term business success.

Building Area: 6,662 Sq Ft

Lease Rates:	Please Contact Agent
Address:	1153 Henderson Hwy
Parking:	Back Facing Lot
Traffic Count:	36,800 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

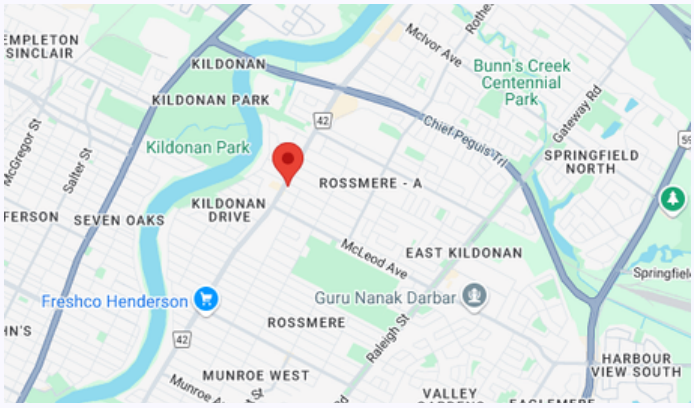
- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

Area Demographics (Rossmere)

- Population: 35,800
- Average Household Income: $67,089
- Average Household Net Worth: $157,355

Nearby Services

- Retail & Shopping
- Dining
- Rossmere Golf & Country Club
- Red River



BOMA Manitoba

PPMA Professional Property Managers Association

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