ENCOMPASS™ Property Management



2211 Henderson Hwy

For Lease

2211 Henderson Highway is a high-visibility strip mall in a busy, well-traveled area of North Kildonan. Located near the Red River and surrounded by established neighbourhoods like River East, Riverdale, East St. Paul and Valhalla, this property draws steady foot and vehicle traffic. Large, front-facing signage on both sides of the parking lot helps businesses stand out to passing drivers. With its strong local presence and easy access, 2211 Henderson is an ideal spot for retail shops, restaurants, and service businesses looking to connect with the community.

This location makes it easy for businesses to succeed - whether you're opening a storefront, setting up a clinic, or offering local services. With strong traffic, great visibility, and a loyal residential community nearby, it has everything you need to build and grow.

Neighbourhood

Located in the North Kildonan community, just next to East Kildonan, this area offers a blend of residential living in northeast Winnipeg. The neighbourhood features a mix of single-family homes, low-rise apartments, and a few high-rise social housing buildings. You'll find more affluent areas along the Red River and west of Henderson Highway, while more modest homes are situated south of Munroe Avenue.

Henderson Highway, part of Winnipeg Route 42, is a key road that connects suburbs to downtown, making it convenient for both residents and commuters to access the wider city.

The area also has historical significance, with the original Henderson House, built around 1854, once located at 2112 Henderson Highway. The building was home to Samuel R. Henderson and his family until 1919. To preserve its legacy, the house was moved to St. Norbert Provincial Heritage Park in 1979.

In short, the area around 2211 Henderson Highway is a well travelled suburban neighbourhood with easy access to public transport, essential services, and green spaces, all within a community steeped in history.

Building Area: 9,411 Sq Ft

Lease Rates:	Please Contact Agent
Address:	2211 Henderson Hwy
Parking:	Front Facing Lots
Traffic Count:	22,200 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

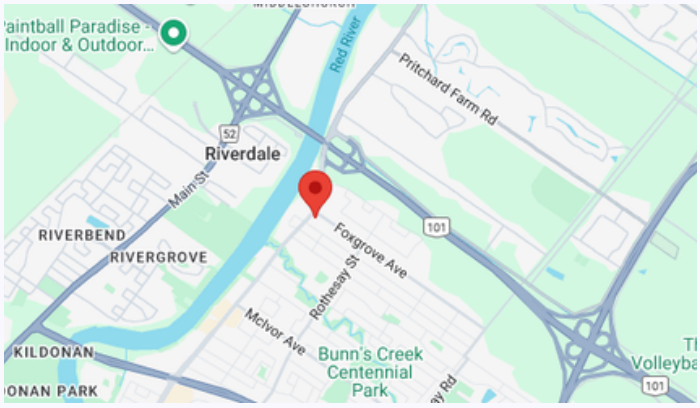
- Building Signage
- Mixed Use Space
- Professionally Managed
- Customization
- Office Space
- High Exposure Location
- On Major Bus Route
- Retail Space

Area Demographics (North Kildonan)

- Population: 36,786
- Average Household Income: $112,347
- Average Household Net Worth: $611,896

Nearby Services

- Retail And Shopping
- Dining
- Recreational Parks
- River East Medical Centre



BOMA Manitoba
PPMA Professional Property Managers Association

Encompass Properties
1760 Main Street, Winnipeg, MB, R2V 1Z7
204-809-8755 | encompassproperties.com