NEC Galleria Drive & Stufflebeam | Henderson, NV 89011



AVAILABLE SF	Up to ±7,000 SF
ZONING	C- "Commercial"
RATES	\$3.50 - \$4.00 PSF NNN
APN	161-13-481-015

UNION VILLAGE

#### PROPERTY HIGHLIGHTS

- Join Cracker Barrel, Wahoo's Tacos, Henderson Hospital and many more in Union Village.
- New Construction, Delivery 4th Quarter 2020
- Food Court adjacent to LVAC two-pad building 4,300 SF
- Drive-thru available

#### NEARBY TENANTS





# DRONE FOOTAGE

Click here for Drone Video: LINK: https://www.youtube.com/watch?v=jtSWpUtJfG4





Contact:



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> NewMarket Advisors 5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

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Melissa Campanella, NV S.0054328.LLC

Site

Pad 1

Pad 2

Lot 6

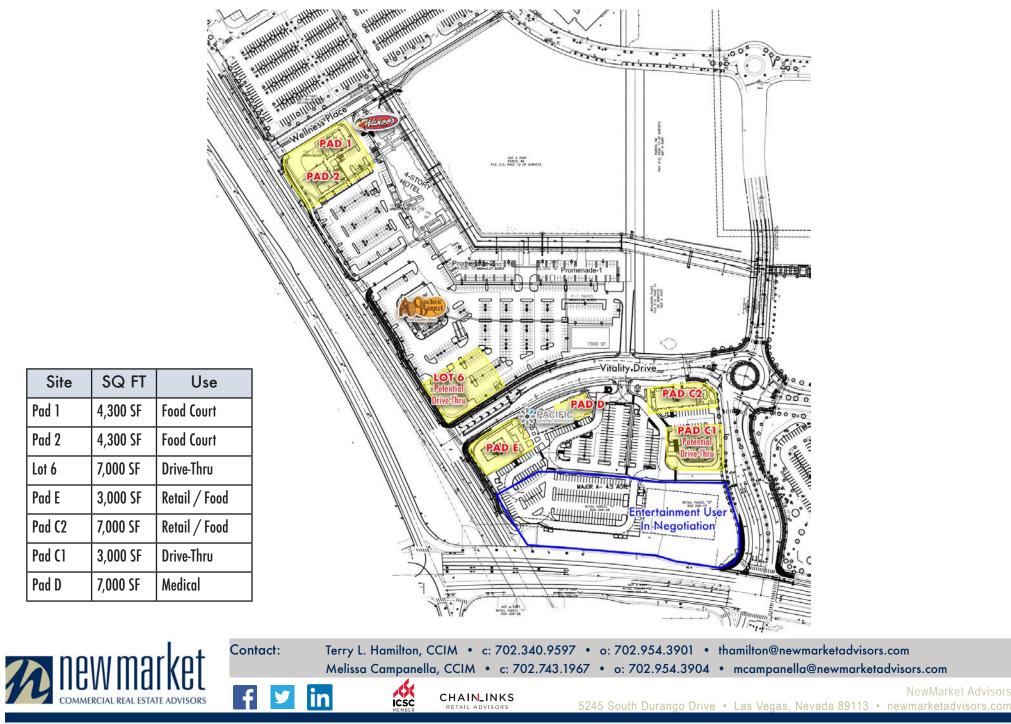
Pad E

Pad C2

Pad C1

Pad D

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2019 ES	STIMATED	D E M O G R A P H I C S		
	Populati	ion	Roda Hereb	
52	1-Mile	13,897	W Cover Frein Dr. Fern M 2 W Cover J Frein N 2 W W W Chicken River 0 W W W W Chicken River 0 W W W Chicken River 0 W	
	3-Mile	122,436	Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	
	5-Mile	323,330	M Ann Ris Concerning W W Manhourn Hall Hand Hand Hand Hand Hand Hand Hand Hand	
	Average Household Income		W Coug bit W Alexandre Rit W Alexandre Rit W Origin Dig W	
	1-Mile	\$69,500	W Chargemen And SHACTY A WHO BANG THE AND THE ADDRESS OF THE ADDRE	
\$\$\$	3-Mile	\$71,635	Participants and Partic	
	5-Mile	\$75,090	All Cr. All S OF TROMINE THE CONTROL OF TROVING THE CONTROL OF TROVI	
	Number of Households		PICCECLE RANCH VI Sahara Are Usanson O  Summeria  VI Sahara Are VI Saha	
	1-Mile	5,479	South for the form of the second seco	
	3-Mile	48,572	Processively Spring Valley	
	5-Mile	129,289	Wig Wheel Mil Without Mil Without Mil Without Mil	
Daytime Population (Employees)		Population (Employees)	Thrush (Market Same) and (Mark	
	1-Mile	6,714	Enterprise	
	3-Mile	46,994	Start And Start	
	5-Mile	114,181	Control And W Cattor And Barring W Cattor And Barri	
	Traffic Co I-95 & Galleria	ounts: 131,200 vpd	Soan Soan	
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COMMERCIAL REAL ESTATE ADVISO		f 💟 in	CHAINLINKS RETAIL ADVISORS 5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com	
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