

FOOD COURT, DRIVE THRU, RETAIL PADS AVAILABLE

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

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>

Traffic Counts: 131,200 vpd
I-95 & Galleria



Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



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

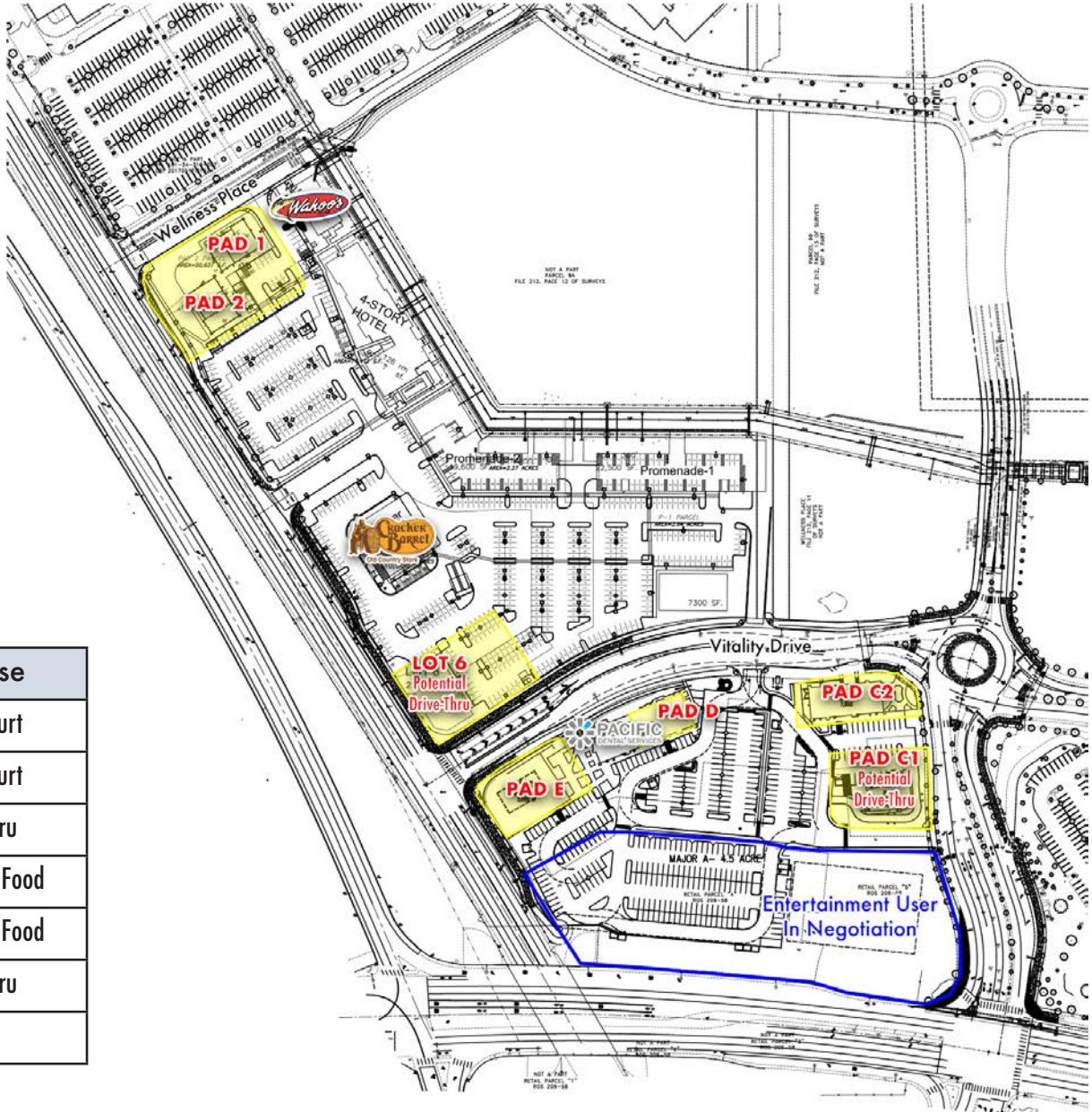
NewMarket Advisors



Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
 Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



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



Site	SQ FT	Use
Pad 1	4,300 SF	Food Court
Pad 2	4,300 SF	Food Court
Lot 6	7,000 SF	Drive-Thru
Pad E	3,000 SF	Retail / Food
Pad C2	7,000 SF	Retail / Food
Pad C1	3,000 SF	Drive-Thru
Pad D	7,000 SF	Medical

Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
 Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com

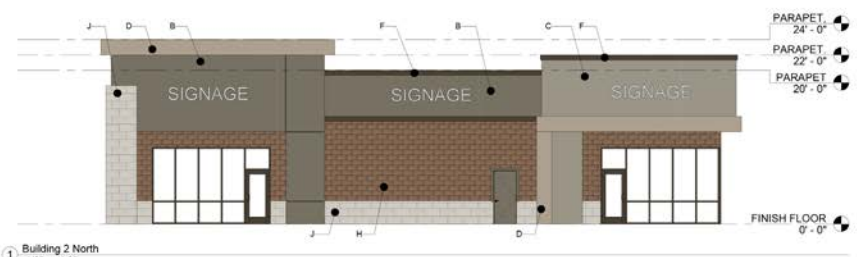


5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors



1 Building 1 North
1/8" = 1'-0"



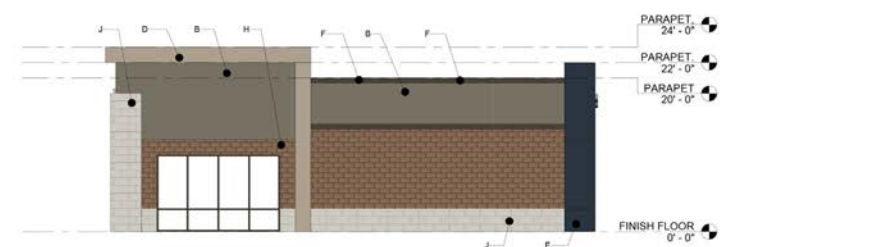
1 Building 2 North
1/8" = 1'-0"



2 Building 1 East
1/8" = 1'-0"



2 Building 2 East
1/8" = 1'-0"



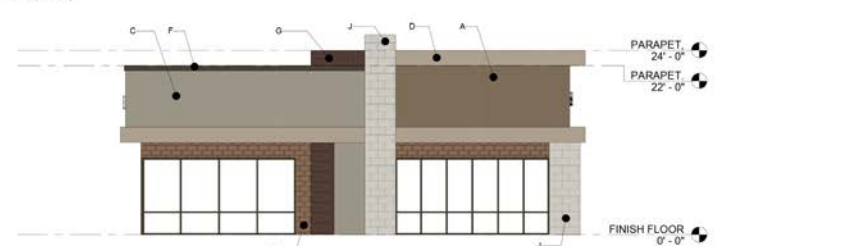
3 Building 1 South
1/8" = 1'-0"



3 Building 2 South
1/8" = 1'-0"



4 Building 1 West
1/8" = 1'-0"



4 Building 2 West
1/8" = 1'-0"



Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
 Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



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

FOOD COURT, DRIVE THRU, RETAIL PADS AVAILABLE

NEC Galleria Drive & Stuffebeam | Henderson, NV 89011



Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
 Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



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

NewMarket Advisors

FOOD COURT, DRIVE THRU, RETAIL PADS AVAILABLE

NEC Galleria Drive & Stuffebeam | Henderson, NV 89011



Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



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

NewMarket Advisors

2019 ESTIMATED DEMOGRAPHICS



Population

1-Mile **13,897**
 3-Mile **122,436**
 5-Mile **323,330**



Average Household Income

1-Mile **\$69,500**
 3-Mile **\$71,635**
 5-Mile **\$75,090**



Number of Households

1-Mile **5,479**
 3-Mile **48,572**
 5-Mile **129,289**

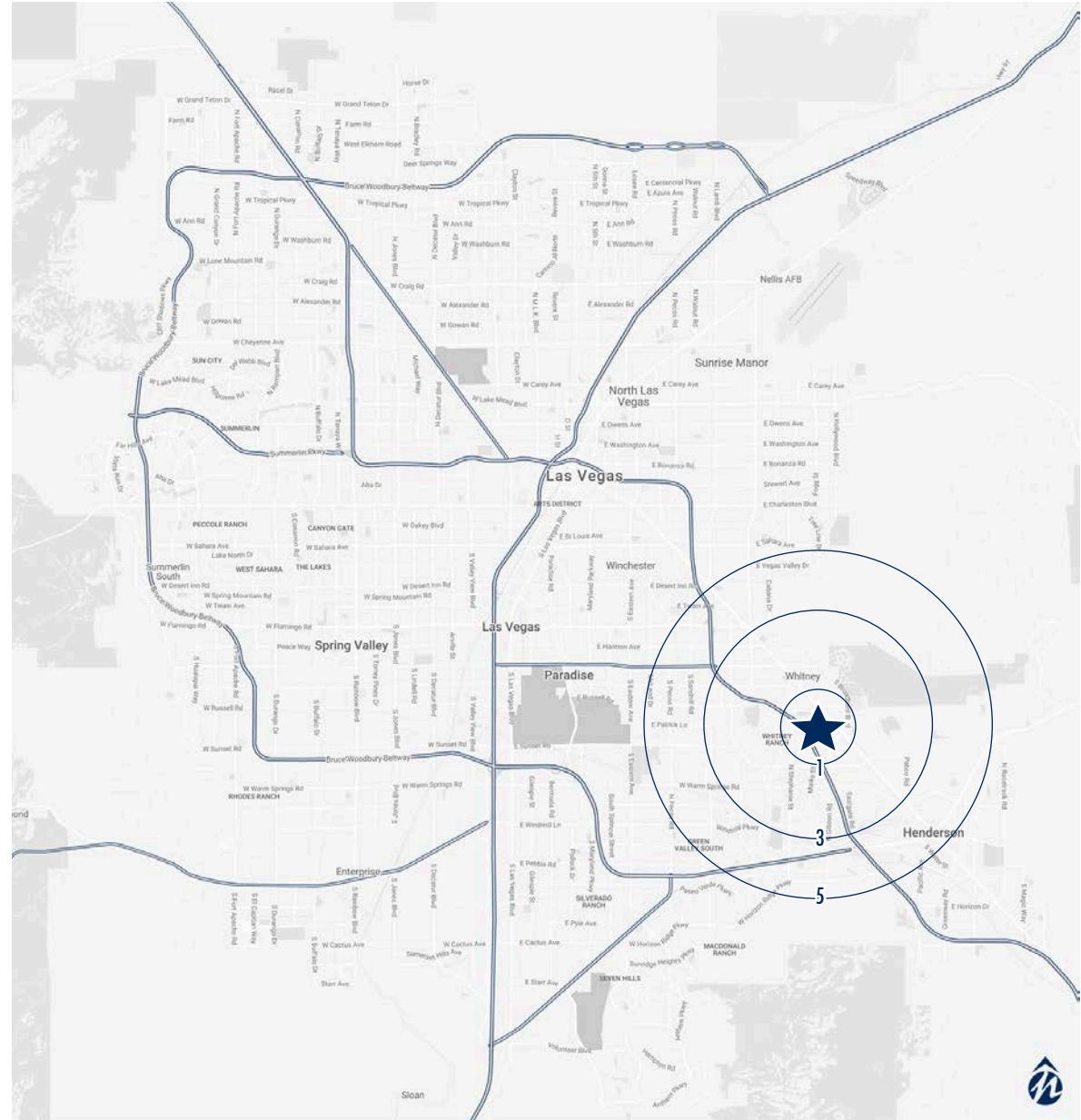


Daytime Population (Employees)

1-Mile **6,714**
 3-Mile **46,994**
 5-Mile **114,181**



Traffic Counts: 131,200 vpd
 I-95 & Galleria



Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
 Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



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