

TWO FOOD COURT PADS AVAILABLE

NEC Galleria Drive & Stufflebeam | Henderson, NV 89011



Name	Notes
1 Medical Office	85,000 SF 32 Practices 300+ Employees
2 Fresenius Dialysis	14,000 SF
3 Storage	
4 Service King	
5 Fleet Fuel	
6 Self Storage	
7 Warehouse	Office/Industrial 200,000 SF
8 Henderson Hospital	416 Beds 4,000+ Employees Once 2nd Expansion Completed Q4
9 House to Home Hotel	
10 Mixed Use	Retail / Office 50,000 SF

AVAILABLE SF	Up to ±4,300 SF
ZONING	C- "Commercial"
RATES	Contact Agent
APN	161-13-481-015

PROPERTY HIGHLIGHTS

- New Construction - Available for lease
- Up to 4,300 SF, two pads located near Las Vegas Athletic Club
- Ideal for fast food or quick service!

NEARBY TENANTS



DRONE FOOTAGE

Click here for Drone Video:

LINK: https://youtu.be/Uke9x9Gx5_c



Traffic Counts:

I-95 & Galleria

Galleria

134,000 vpd
28,700 vpd



Contact:

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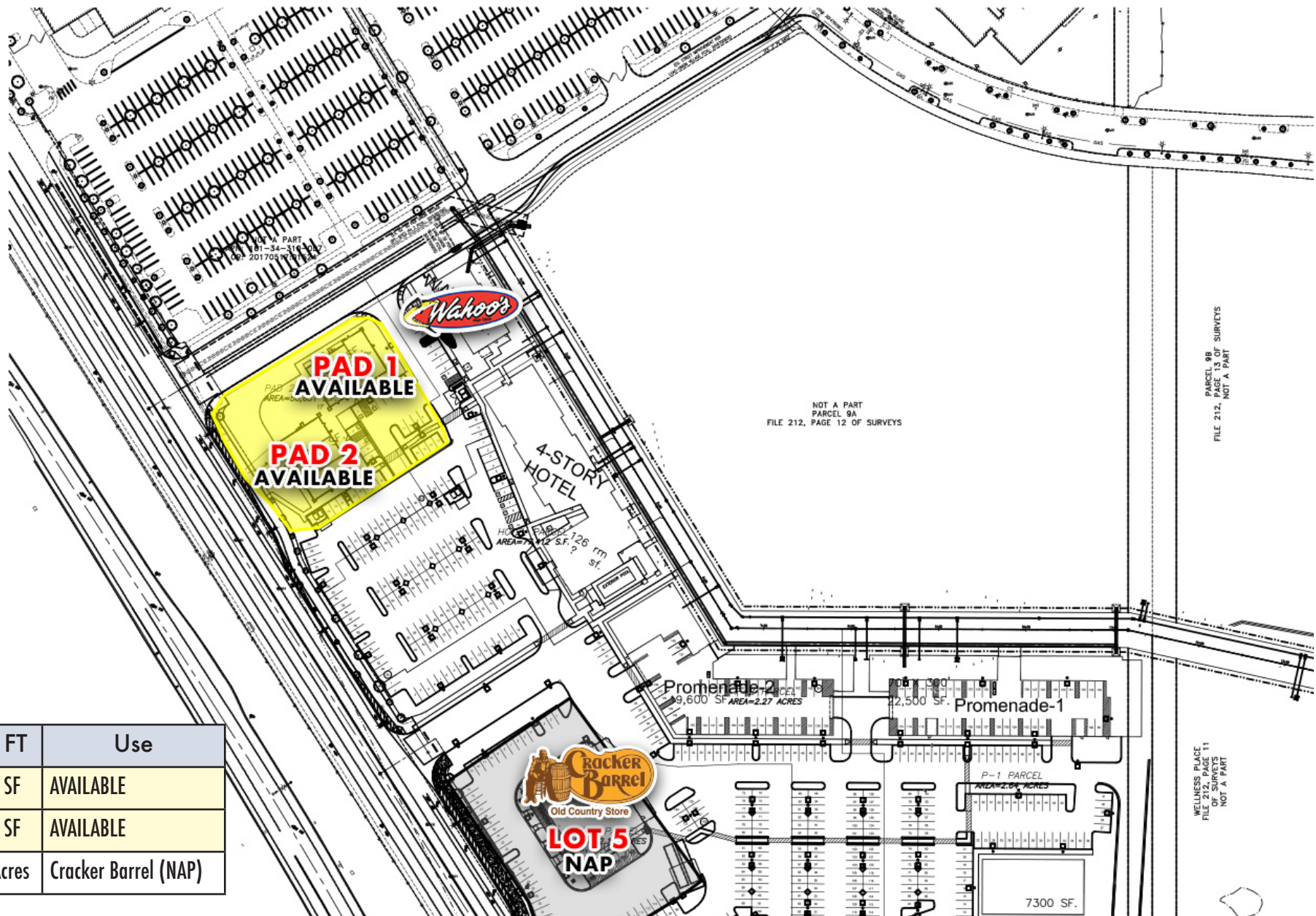


CHAIN LINKS
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Site	SQ FT	Use
Pad 1	4,300 SF	AVAILABLE
Pad 2	4,300 SF	AVAILABLE
Lot 5	2.10 Acres	Cracker Barrel (NAP)



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2022 ESTIMATED DEMOGRAPHICS



Population

1-Mile	15,001
3-Mile	121,798
5-Mile	320,586



Average Household Income

1-Mile	\$60,134
3-Mile	\$74,060
5-Mile	\$82,762



Number of Households

1-Mile	5,996
3-Mile	47,448
5-Mile	125,467

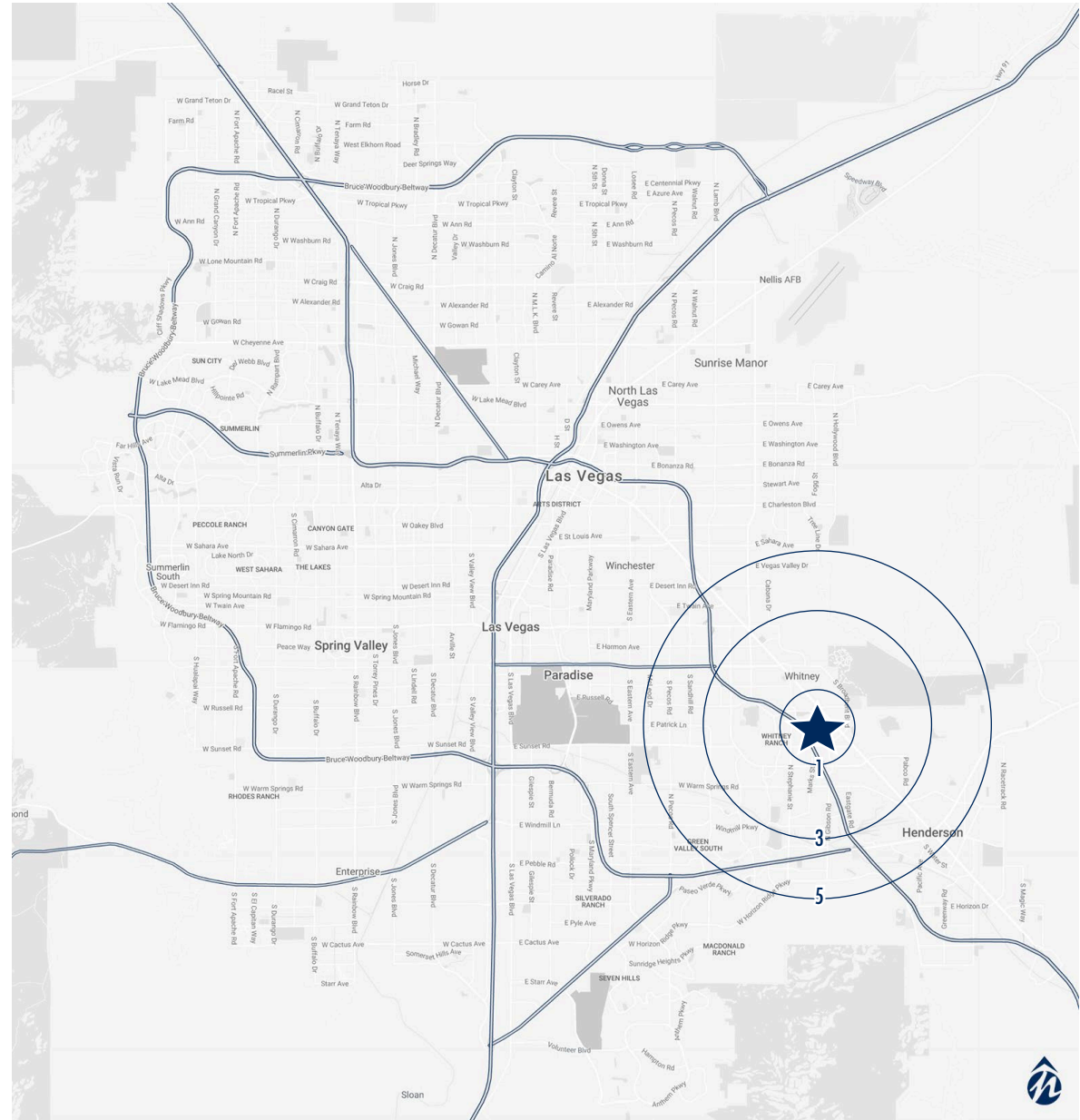


Daytime Population (Employees)

1-Mile	11,366
3-Mile	42,495
5-Mile	107,211



Traffic Counts: 134,000 vpd
I-95 & Galleria



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