

JOIN DAVE & BUSTER'S

NEC Galleria Drive & Stufflebeam | Henderson, NV 89011



AVAILABLE SF Up to ±5,000 SF
ZONING C- "Commercial"
RATES Contact Agent
APN 161-13-481-015

PROPERTY HIGHLIGHTS

- Ready for tenant improvements
- Up to ±5,000 SF remaining next to Roll-Em-Up Taquitos
- 991 SF Space Next to Starbucks

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

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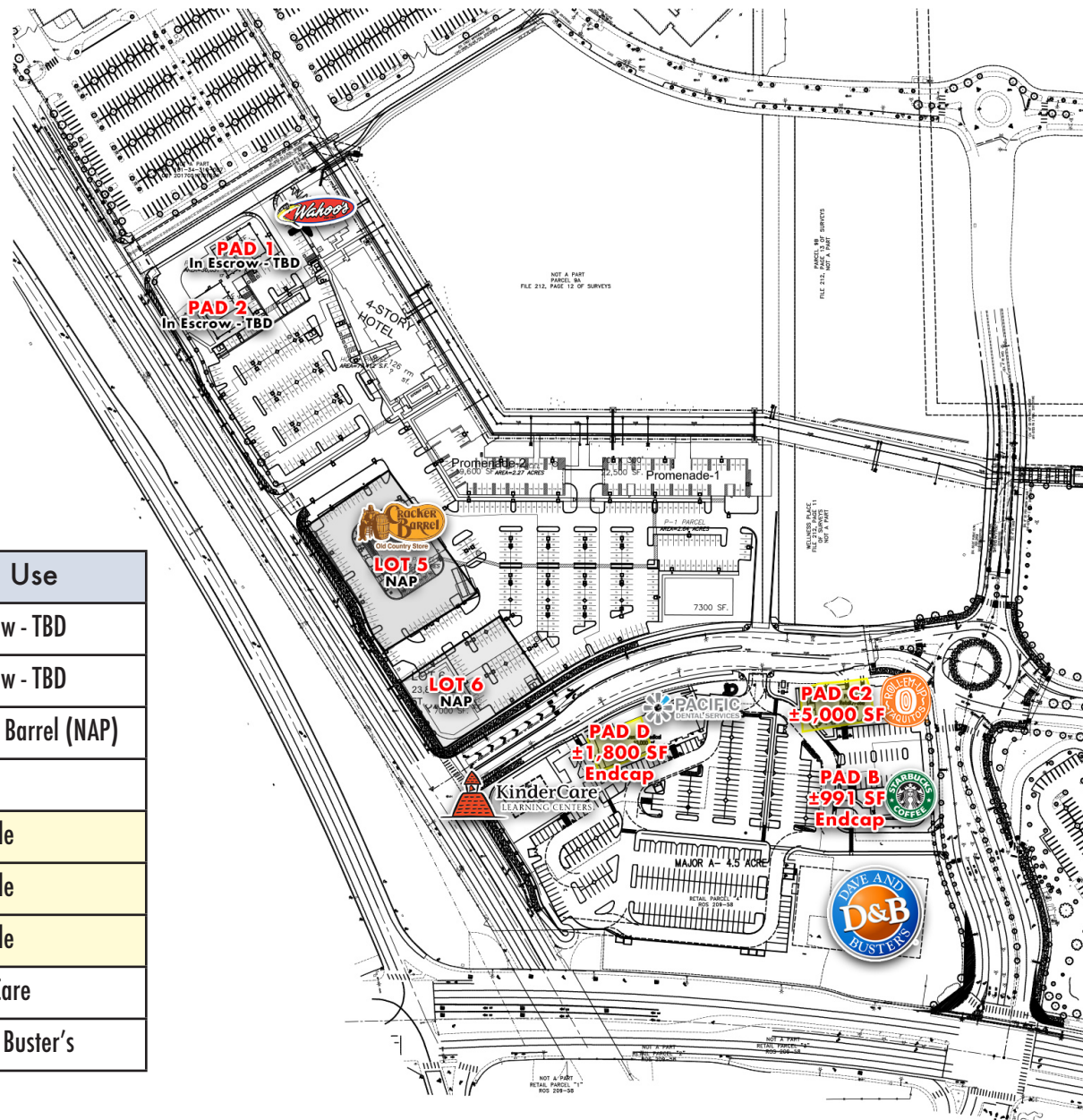
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CHAINLINKS
RETAIL ADVISORS

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Site	SQ FT	Use
Pad 1	4,300 SF	In Escrow - TBD
Pad 2	4,300 SF	In Escrow - TBD
Lot 5	2.10 Acres	Cracker Barrel (NAP)
Lot 6	7,000 SF	NAP
Pad B	991 SF	Available
Pad C2	5,000 SF	Available
Pad D	1,800 SF	Available
Pad E	3,000 SF	KinderCare
Parcel 5	4.5 Acres	Dave & Buster's



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JOIN DAVE & BUSTER’S AT UNION VILLAGE

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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

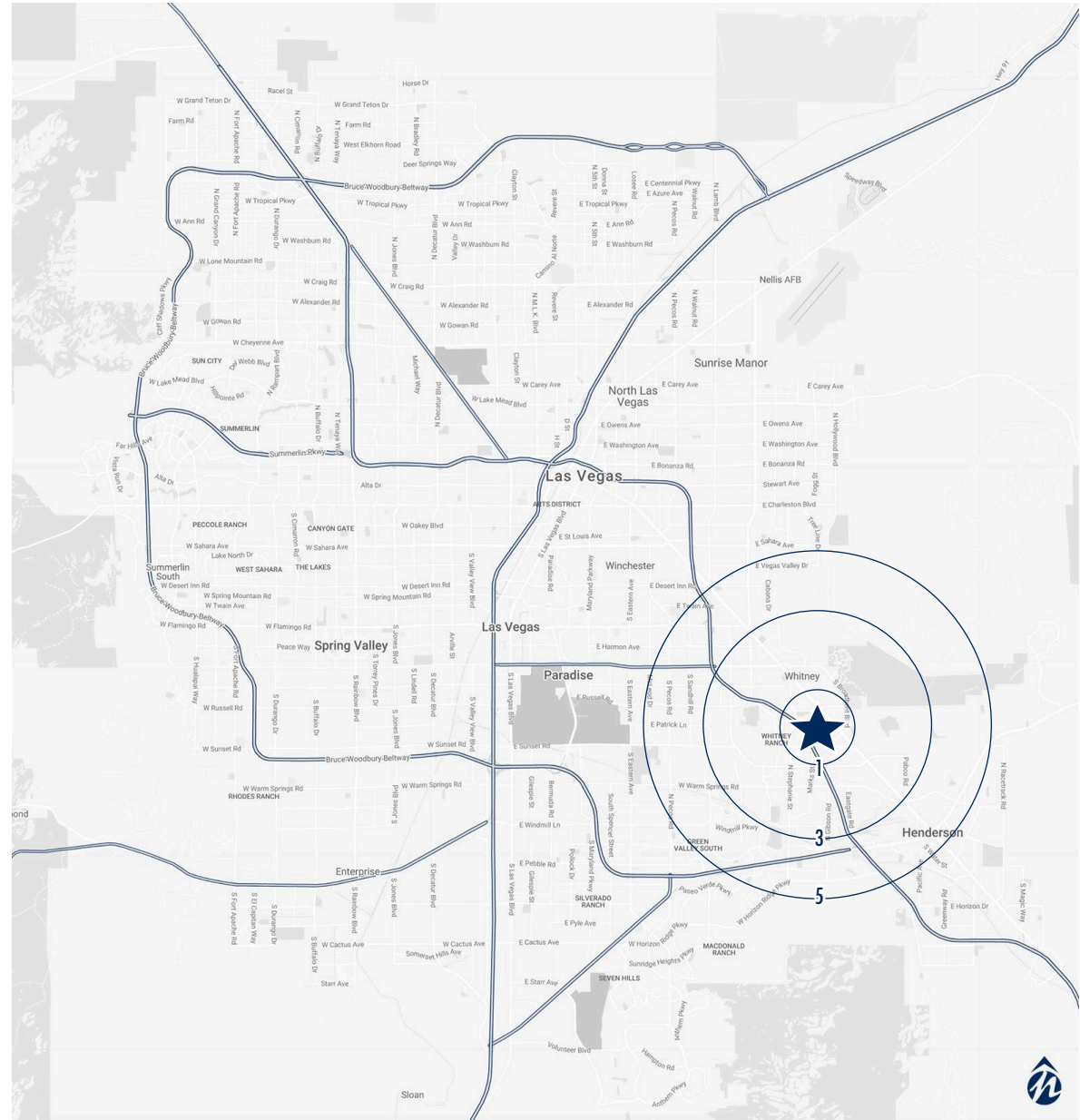


Daytime Population (Employees)

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



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



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