

ENDCAP WITH DRIVE-THRU AVAILABLE

NWC Lake Mead Parkway & Basic Road | Henderson, NV 89015



AVAILABLE SF ±1,800 SF
RATES Contact Agent




PROPERTY HIGHLIGHTS

- End Cap with Drive Thru ±1,800 SF, includes grease interceptor
- Target Anchored Center, Join Ulta Beauty, Petsmart, Big Lots, Marshalls and Ross

CO-TENANTS



2021 DEMOGRAPHIC SNAPSHOT

| | | |
|---|--|-------------------|
|  | Population: 3-mile radius | 97,513 |
|  | Average HH Income: | \$85,212 |
|  | Traffic Counts: W Lake Mead Pkwy | 45,575 vpd |



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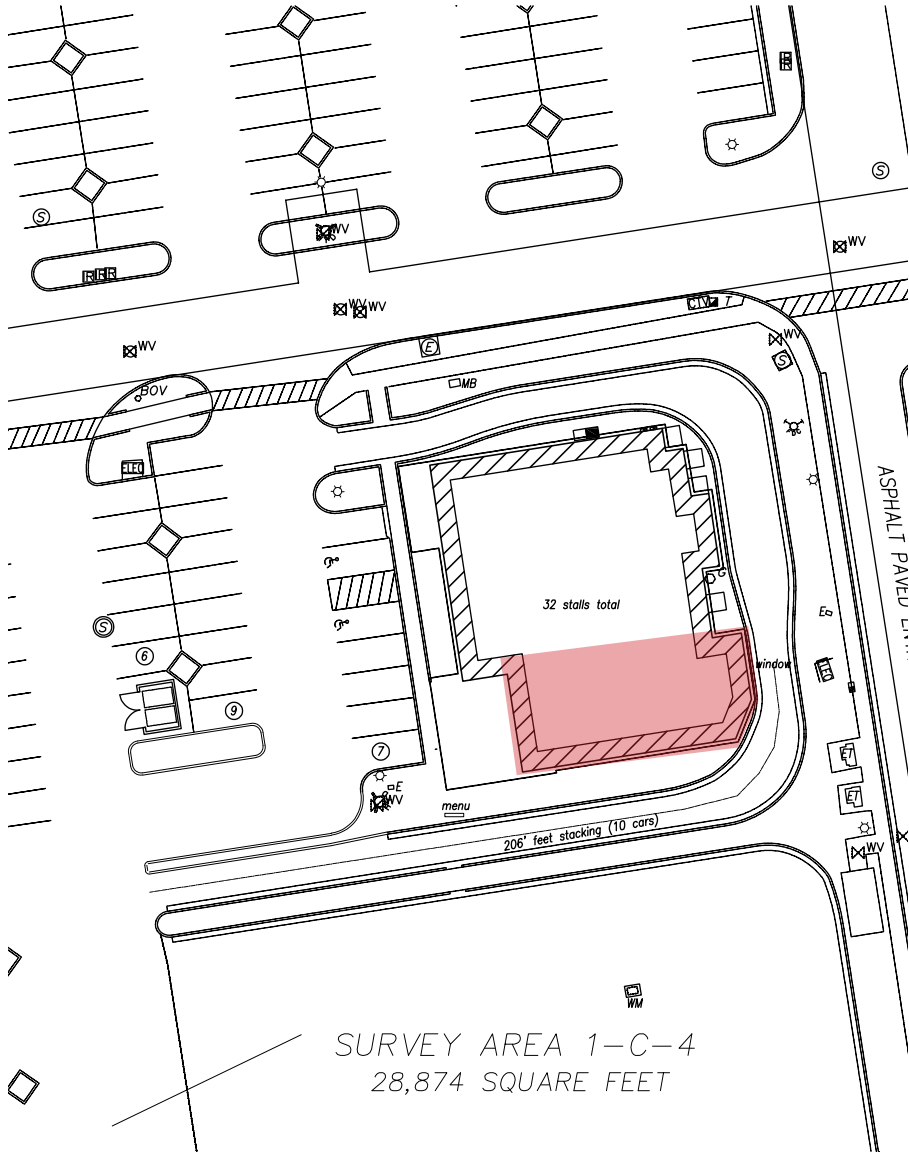
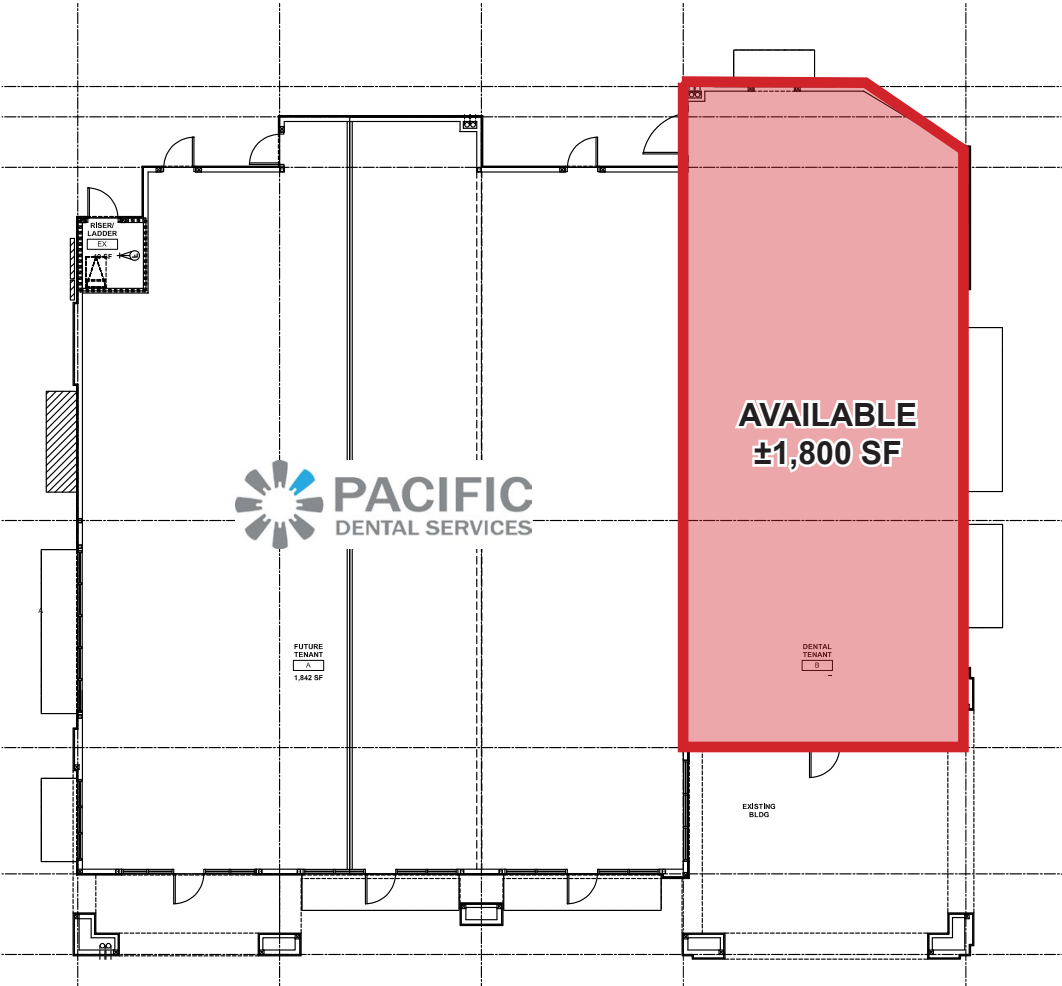
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The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.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

License: Terry Hamilton, NV S.0060856.PC
 Melissa Campanella, NV S.0054328.LLC

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September 14, 2022



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2021 ESTIMATED DEMOGRAPHICS



Population

| | |
|--------|----------------|
| 1-Mile | 6,938 |
| 3-Mile | 97,513 |
| 5-Mile | 227,016 |



Average Household Income

| | |
|--------|-----------------|
| 1-Mile | \$62,288 |
| 3-Mile | \$85,212 |
| 5-Mile | \$91,392 |



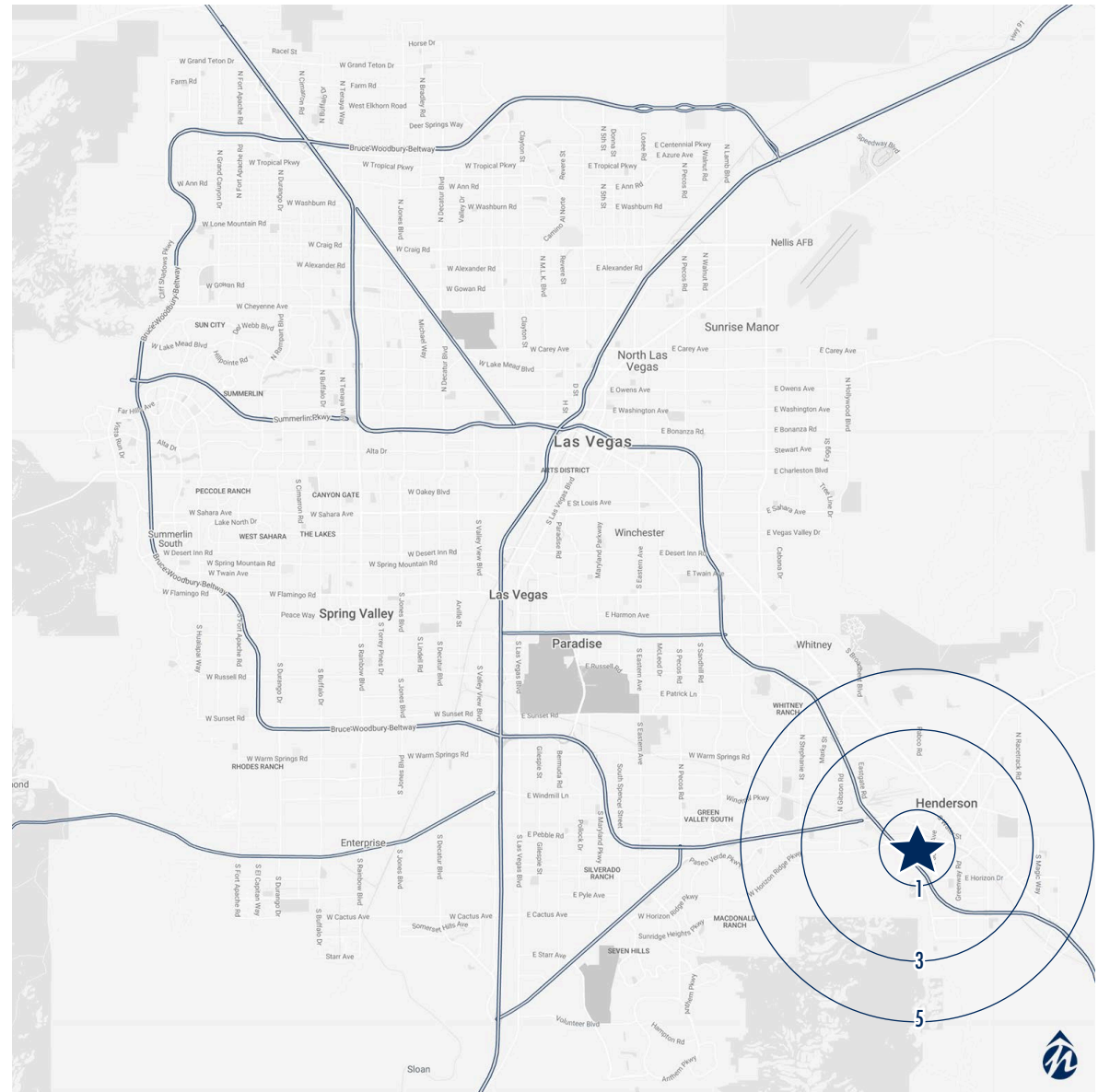
Number of Households

| | |
|--------|---------------|
| 1-Mile | 2,727 |
| 3-Mile | 36,874 |
| 5-Mile | 86,879 |



Daytime Population (Employees)

| | |
|--------|---------------|
| 1-Mile | 5,383 |
| 3-Mile | 31,153 |
| 5-Mile | 60,823 |



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