



For Lease

375 North Stephanie Street, Building 4
Henderson, NV 89014

HILLARY STEINBERG

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**AVISON
YOUNG**

Property highlights

375 N. Stephanie Street, Building 4, Henderson, NV 89014

- ±5,267 sf 2nd generation space
- Available for Retail or Office Uses
- Common area restrooms and entrance
- Stephanie Frontage
- Co-Tenant Silhouette Bridal
- Property tenants include Tokyo Boys Restaurant, Billiard Factory and Mint Dental
- Pylon sign fronting Stephanie Street
- Traffic count on Stephanie Street ±36,200 CPD
Traffic count on Warm Springs Road ±24,682 CPD
- Asking Rate: \$2.00 PSF NNN

Demographics *(2024 Estimated)*

 Total Population	1-mile 17,277	3-miles 144,188	5-miles 320,899
 Median HH Income	1-mile \$76,300	3-miles \$85,012	5-miles \$83,373
 Median Home Value	1-mile \$426,262	3-miles \$439,791	5-miles \$436,287
 Total Households	1-mile 6,977	3-miles 59,030	5-miles 130,076
 Average Size Household	1-mile 2.5	3-miles 2.4	5-miles 2.5

**For more
information**

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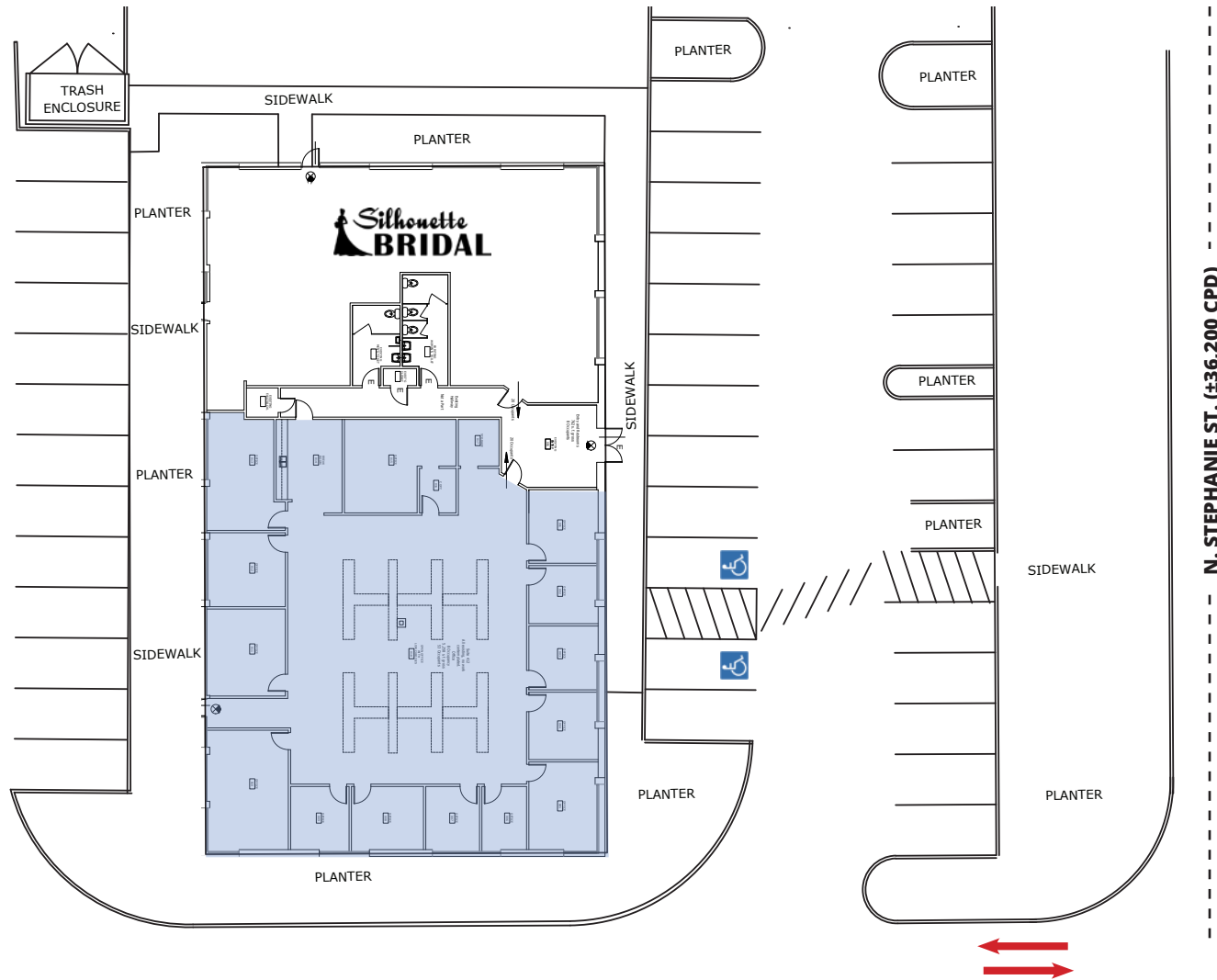
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Site plan

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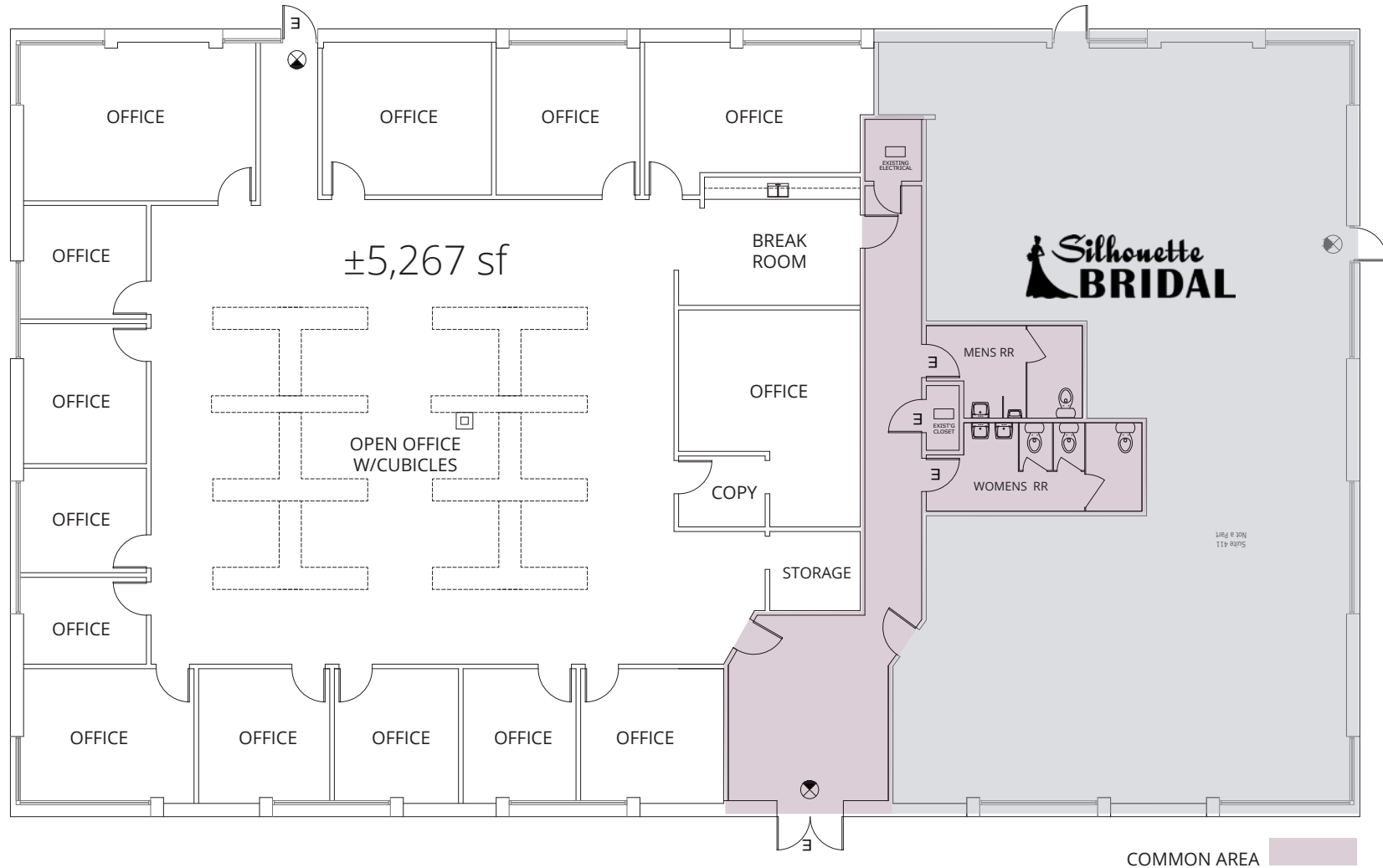
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Property overview

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Additional photos

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