

Interstate 11 & Wagonwheel

NWC OF WAGONWHEEL DRIVE & I-11/US-95 FREEWAY
HENDERSON, NV 89002



NEWMARK

Lewis Retail Centers
A Member of the Lewis Group of Companies

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Freestanding Drive-thru: ± 3,800 SF

C-Store With Gas: ± 4,200 SF

Pad Space: ± 1,200 - 8,400 SF

Ground Lease: Contact Broker

Lease Rate: Contact Broker for Rates

NNN: To Be Determined

Traffic Counts: 65,000 CPD on I-11 Freeway

Zoning: MC Corridor/Community
Mixed-Use (City of Henderson)

Residential Population

One Mile Radius 13,968

Three Mile Radius 47,095

Daytime Employee Population

One Mile Radius 1,374 employees

Three Mile Radius 5,531 employees

Annual Household Income

One Mile Radius \$85,429

Three Mile Radius \$95,178

Wagonwheel & I-11 Retail Center is a brand new development with incredible opportunities to lease retail space in Henderson directly off the I-11 freeway. There is very limited land available for development along the I-11 freeway between Henderson and Boulder City. Land in the area is predominantly controlled by local and federal entities. More than 65,000 vehicles travel by the site each day on I-11.

- Brand new 22,400 SF retail center
- Drive-thru opportunities, pad and shop space
- Direct access off I-11/US-95 at Wagonwheel Drive
- Potential pylon signage with freeway visibility
- Underserved submarket- limited competition
- Ground leases available for QSR, convenience store and more
- Planned Sunrise Hospital neighborhood hospital on the parcel across the intersection
- Strong residential growth in area



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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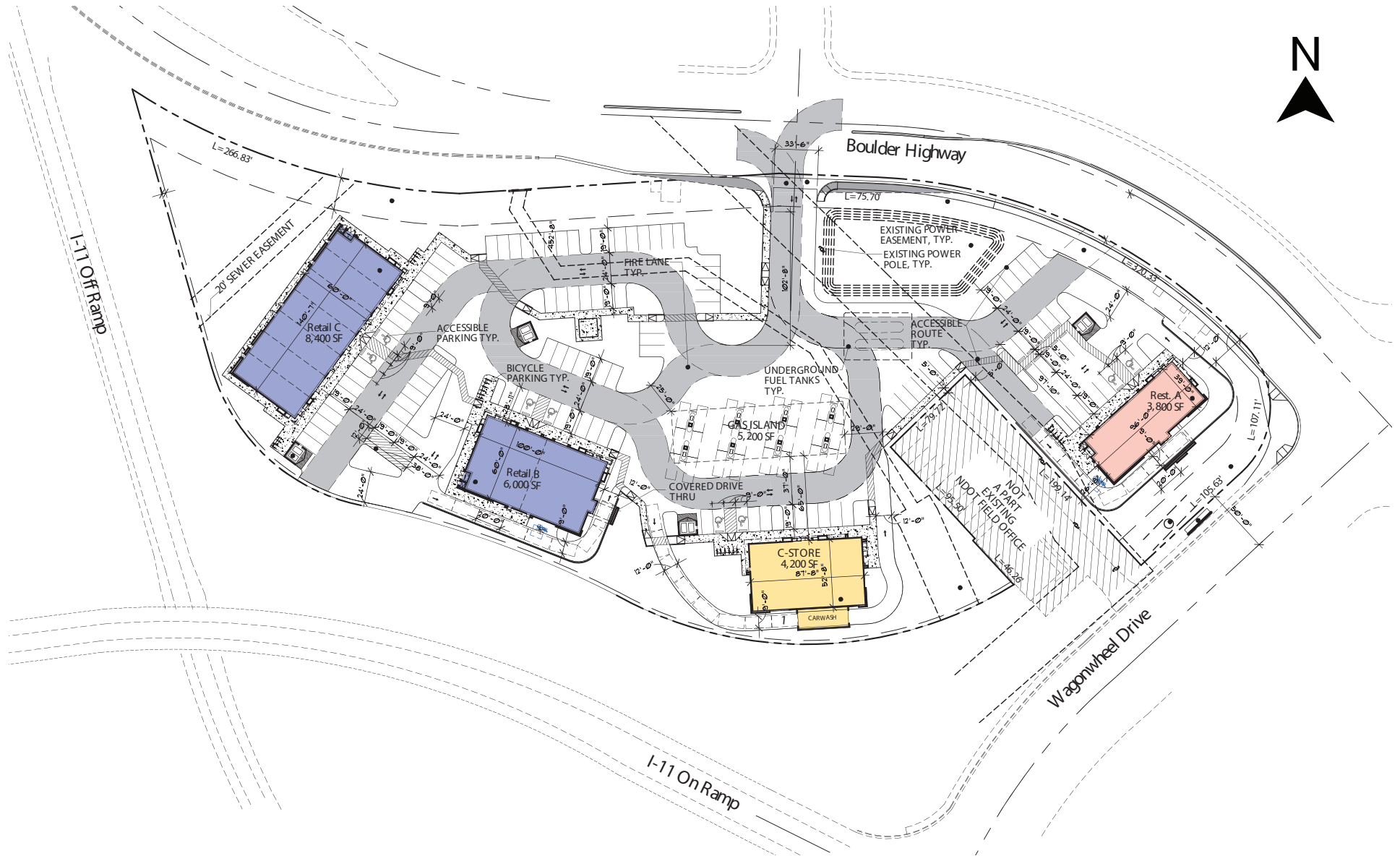
Site Plan



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Architectural Site Plan



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