

# 10839 S EASTERN AVE

HENDERSON NV 89052



**FREESTANDING RESTAURANT BUILDING FOR SALE - 5,535 SF  
(EXISTING TENANT TO VACATE)**

**SALE: \$813 PSF (\$4,500,000)**

**BRETT RATHER**

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# PROPERTY HIGHLIGHTS

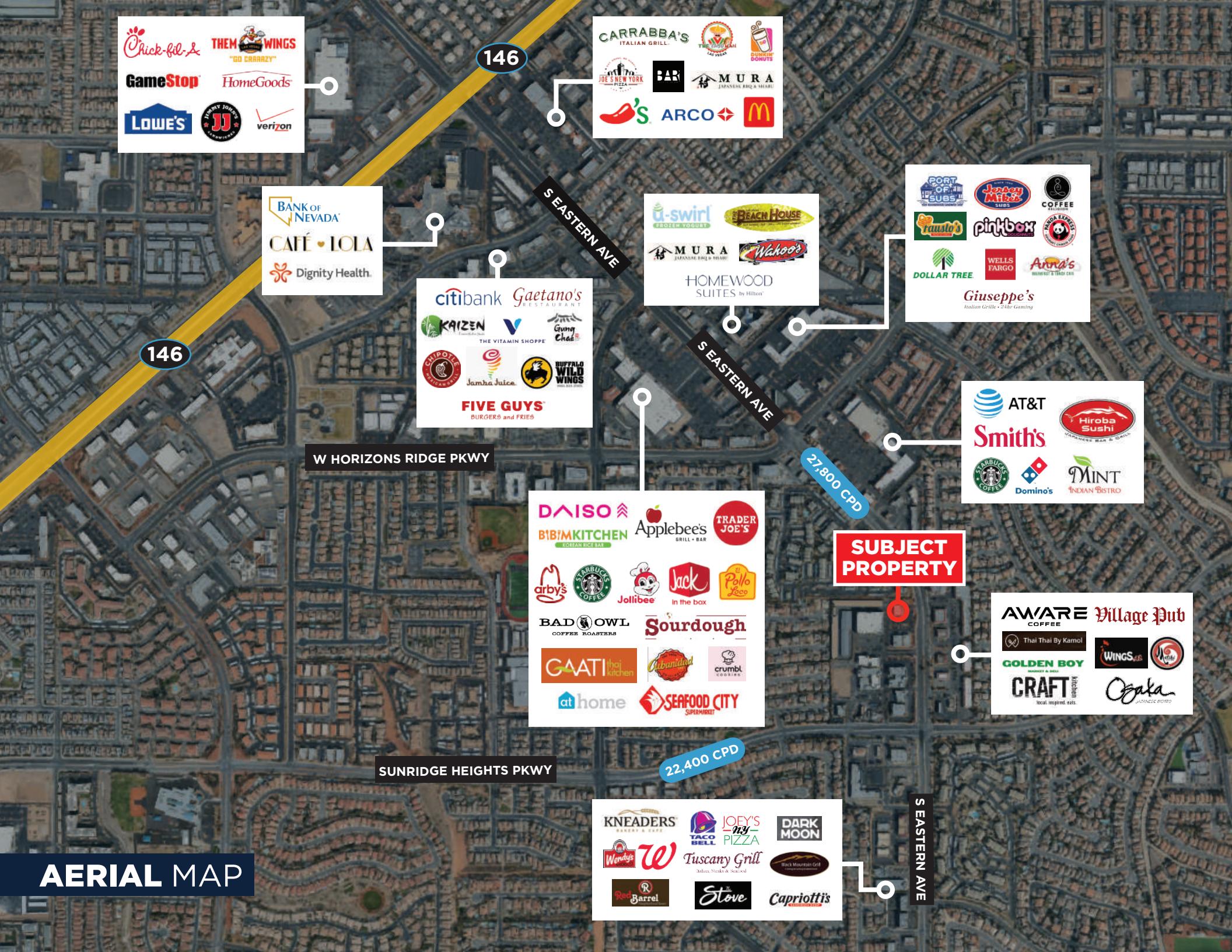
- Zoning: Community Commercial (CC)
- 0.90 Acres
- Year Built: 2006
- Please Do Not Disturb Tenant
- Turn-Key Restaurant Space including Grease Trap, Multiple Hoods, Walk-in Cooler/Freezer, etc. (Existing Tenant to Vacate)
- 50,200 CPD at Eastern and Sunridge Heights Pkwy Intersection

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## DEMOGRAPHICS

2025	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	18,580	125,113	310,941
<b>HOUSEHOLDS</b>	7,398	50,455	126,119
<b>AVG. HH INCOME</b>	\$121,500	\$111,710	\$108,629





## PROPERTY PHOTOS



10839 S. EASTERN AVE HENDERSON NV 89052

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**10839 S EASTERN AVENUE, HENDERSON, NV 89052**  
**Freestanding Restaurant For Sale - 5,535 SF**

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**FOR MORE INFORMATION, PLEASE CONTACT**

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