

FOR LEASE



+/- 13,418 SF Retail Space

9490 -9500 S. Eastern Ave. Henderson, NV 89123

MILES SANSONE

702-768-1930
Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



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Henderson, NV 89123



LEASING DETAILS

SPACE AVAILABLE 13,418 SQFT | LEASE PRICE AVAILABLE UPON REQUEST
NNN \$0.79 PSF
TIA LANDLORD WILL CONTRIBUTE FOR GREASE INTERCEPTOR

PROPERTY HIGHLIGHTS

- Traffic Light access
- Located off of I-215
- Pylon and Digital Signage available
- Anchored with Twin Peaks, BJ's, Big 5, Paul Mitchell and many more

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,895	163,664	315,441
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,372	65,556	127,777
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$98,225	\$104,856	\$105,119



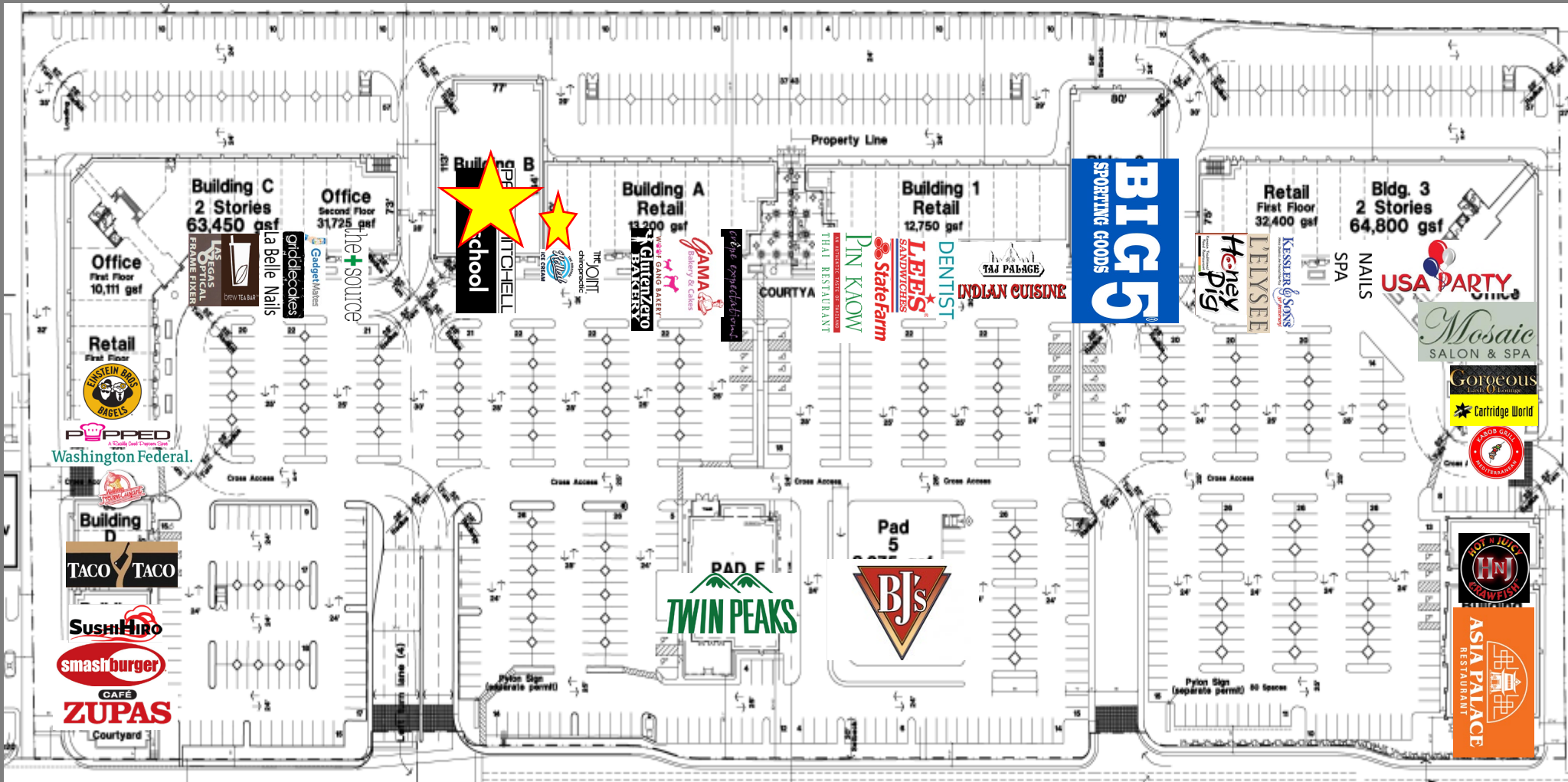
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AERIAL MAP



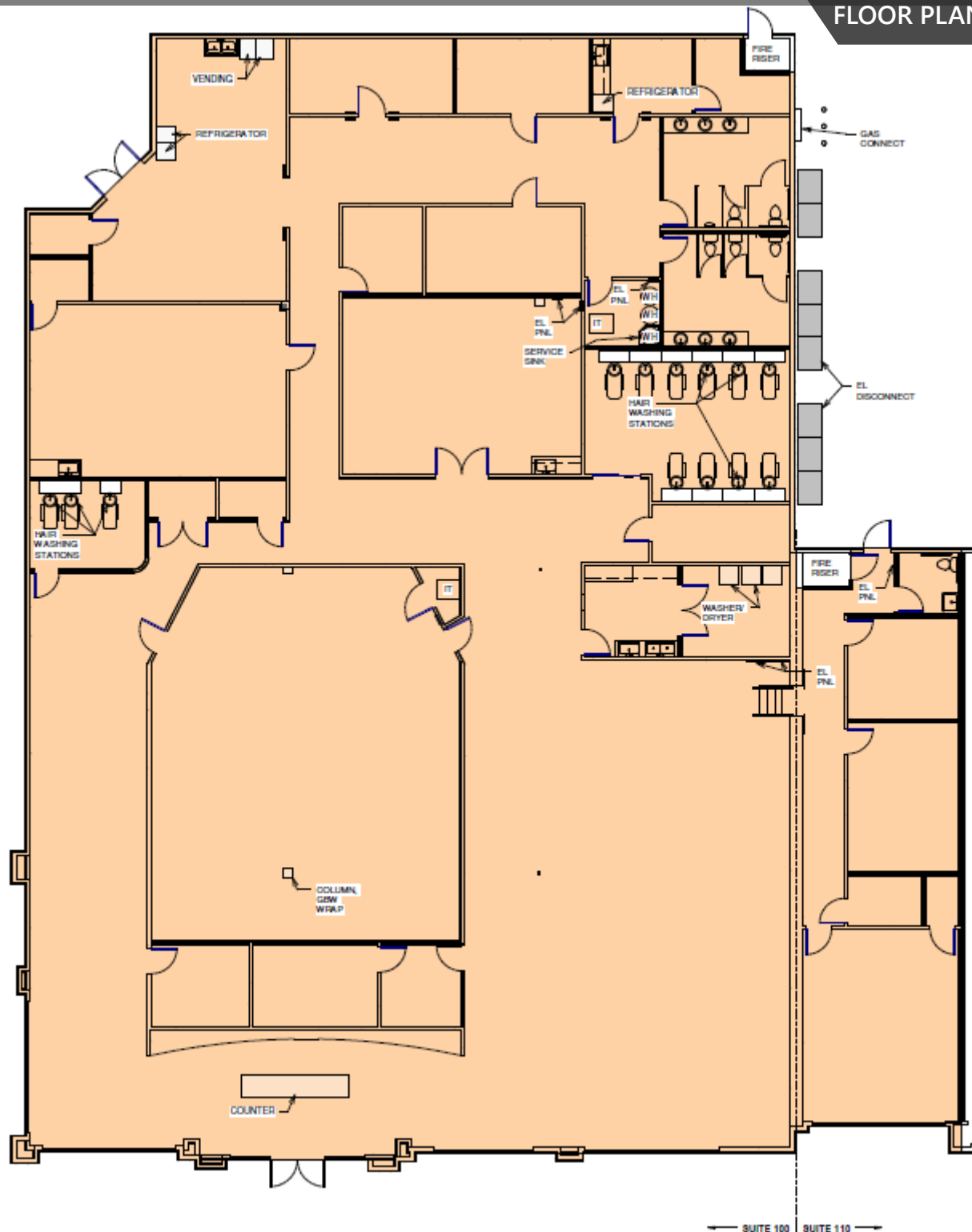
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SHOPPING CENTER SITE PLAN



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FLOOR PLAN - Suite 100 & 110 +/- 12,100, SF



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