HIGH PROFILE RETAIL PAD SITE





PROPERTY DETAILS

SEC VOLUNTEER BOULEVARD & VIA INSPIRADA HENDERSON, NEVADA 89044

- Last Pad Remaining!
- Signalized, Hard Corner Pad available for Ground Lease (Possible BTS for select credit Tenants)
- Exposure to Roughly 30,200 cars per day
- Co-Tenancy with Terrible Herbst (Chevron) and Dutch Bros Coffee
- Profitable QSR Opportunity Available

2024 DEMOS



EST. POPULATION

1 MILE » **3,583** 3 MILE » **80,644**





EST. HOUSEHOLDS

1 MILE » **1,447** 3 MILE » **33,121**

5 MILE » 81,914



EST. AVERAGE HH INCOME

1 MILE » **\$139,898** 3 MILE » **\$138,400**





ANDREW FEHRMAN

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JEFFREY MITCHELL, CCIM

jmitchell@mwcre.com direct 702.374.0211 BS.7448.LLC <u>View Profile</u>



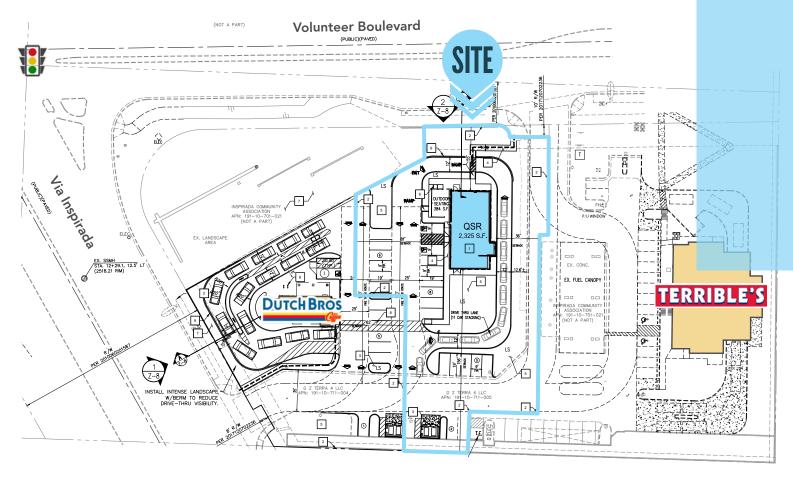
FULL SERVICE Commercial real estate

241 West Charleston Blvd, Suite 103 Las Vegas, NV 89102 Office 702.374.0211

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