

FORMER QSR W/ DRIVE-THRU

±1,533 SF FOR SALE

1426 E Lake Mead Pkwy | Henderson, NV 89015



CALL US FOR
MORE INFO

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PROPERTY HIGHLIGHTS

1426 E Lake Mead Pkwy
Henderson, NV 89015

- Former QSR with drive thru on 0.83 acres
- Great exposure and visibility along Lake Mead Pkwy - a major thoroughfare in Henderson
- Site has two ingress/egress points and cross access to adjoining parcels occupied by CVS and Mountainside Tavern
- Servicing nearby high income master planned communities of Cadence Village, Tuscany, Calico Ridge, and Lake Las Vegas



 BLDG AREA	± 1,533 SF
 TOTAL AREA	± 0.83 AC
 ZONING	COMMUNITY COMMERCIAL
 PARCEL ID	160-33-411-010
 PURCHASE RATE	\$1,200,000

LAKE MEAD COMMONS SITE PLAN

1426 E Lake Mead Pkwy
Henderson, NV 89015



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
8,506	51,205	135,591



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$168,851	\$128,793	\$118,036



TRAFFIC COUNTS

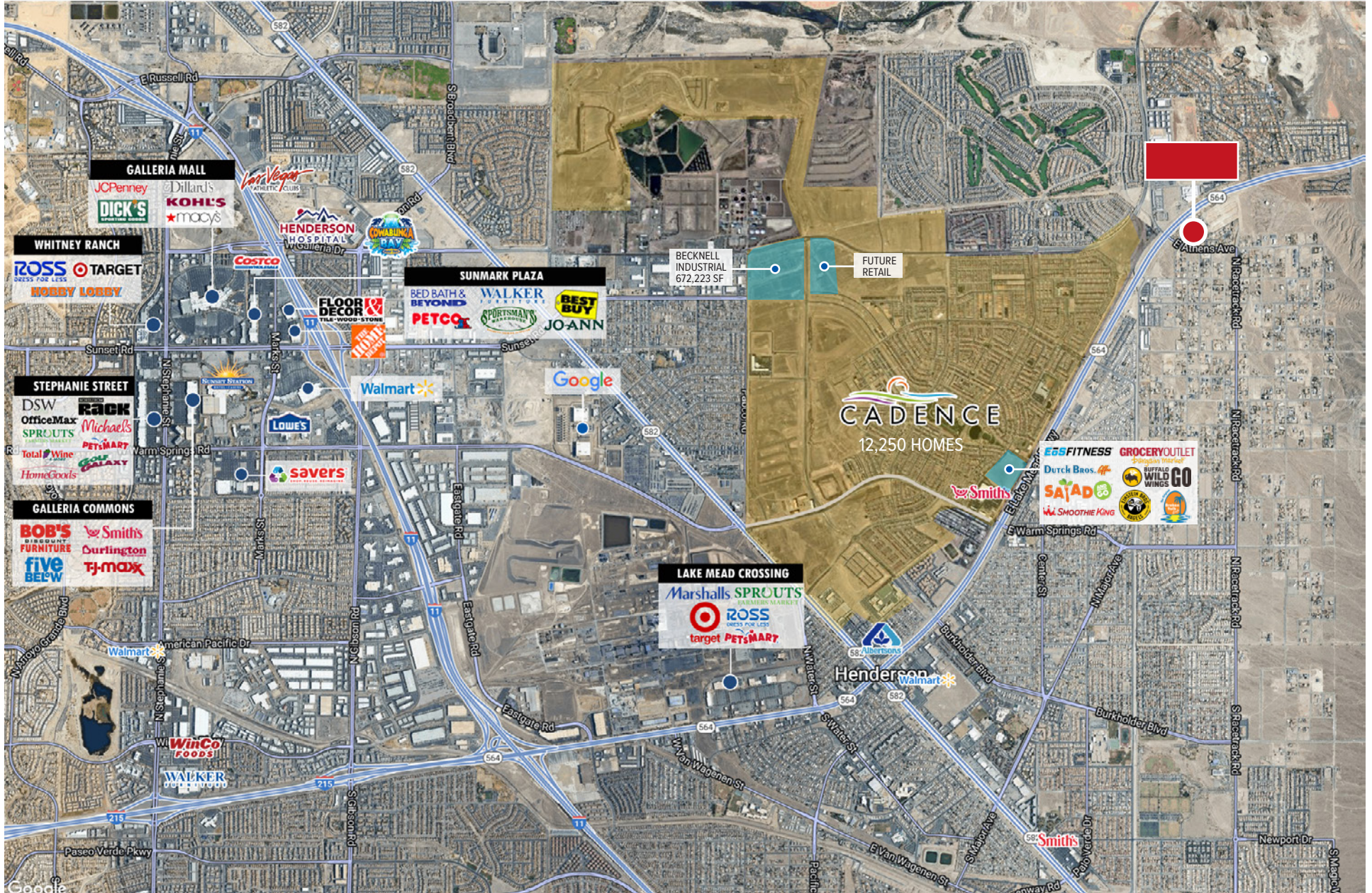
Lake Mead Pkwy
22,200 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT, 2024


TRADE AREA AERIAL

1426 E Lake Mead Pkwy
Henderson, NV 89015








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FOR MORE INFORMATION


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