

FOR SALE OR LEASE - INSPIRADA

RETAIL/RESTAURANT/MEDICAL OFFICE IN THE HEART OF INSPIRADA - HENDERSON, NV

3235 Bicentennial Parkway Henderson, NV 89044



SALE PRICE \$3,900,000

LEASE RATE \$4.50 SF/month

Ron Opfer
(702) 768-7238

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OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	\$4.50 SF/month (NNN)
Building Size:	5,300 SF
Available SF:	1,200 - 5,300 SF
Lot Size:	0.81 Acres
Number of Units:	1
Price / SF:	\$849.06
Year Built:	2022
Renovated:	2022

PROPERTY OVERVIEW

New Construction partially finished freestanding building for sale. Medical Office, Professional Office, Retail or Restaurant. Co-Tenants include Henderson Library, Starbucks, Sorry not Sorry, WSKY Tavern, Daycare, Care Now Urgent Care and Nail Salon. McDonalds, Murphy USA, and more coming to the area.

Excellent location in the heart of Inspirada. Station Casino Inspirada has been approved and is underway. HAAS F1 is under construction. 8,500 homes are planned for Inspirada and 15,000 homes are in Anthem. West Henderson Hospital, Raiders practice facility and LV Aces are 7 min away.

PROPERTY HIGHLIGHTS

- The 5,300 Sq. Ft. Can Be Demised
- Freestanding building in Inspirada

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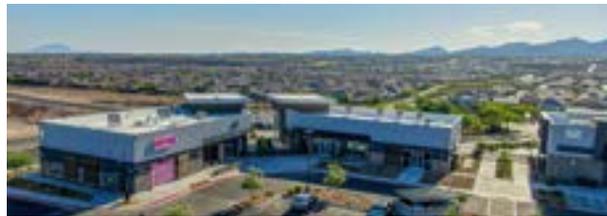
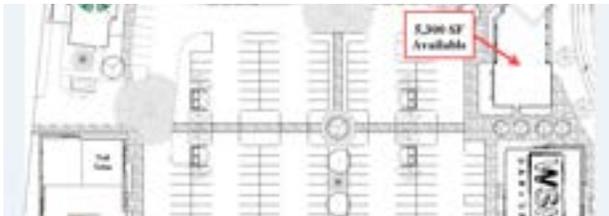


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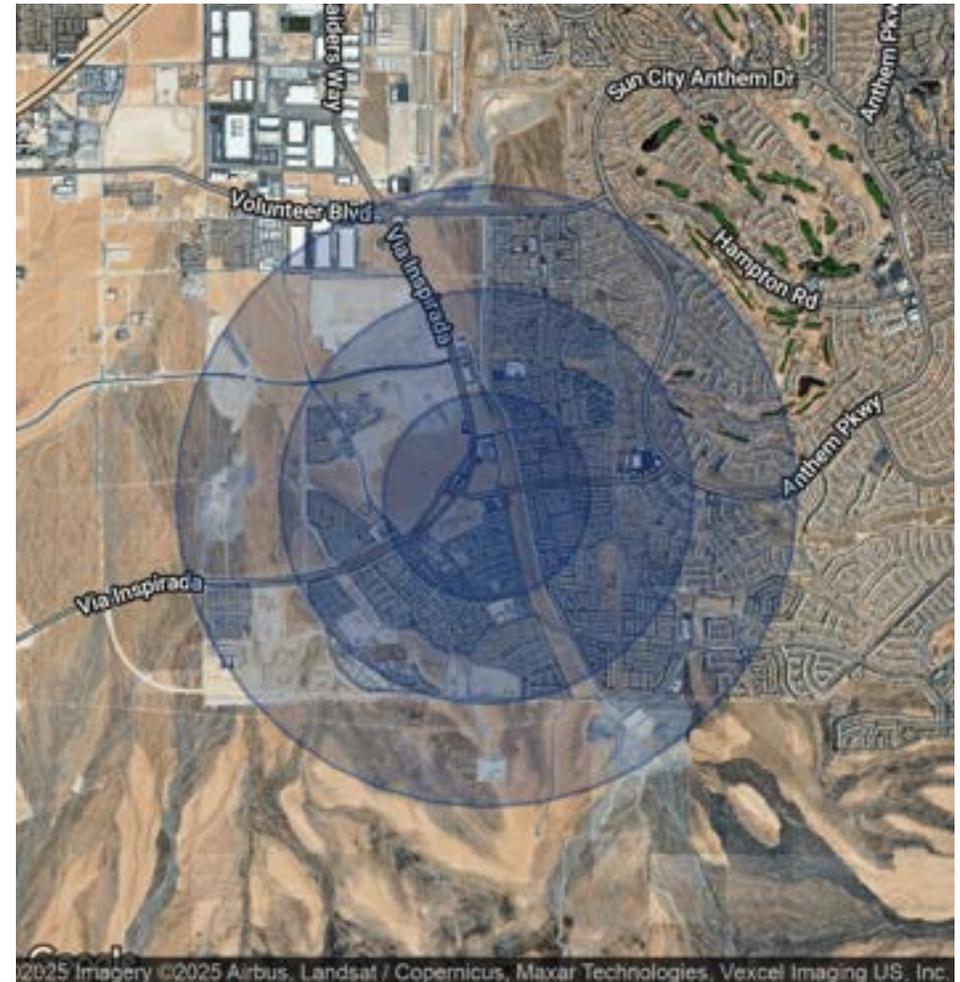
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,152	5,354	12,484
Average Age	36.5	39.6	46.2
Average Age (Male)	36.1	39.3	46
Average Age (Female)	37.4	40.7	47.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	444	2,137	5,385
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$118,463	\$117,219	\$110,931
Average House Value	\$356,431	\$361,903	\$373,689

2020 American Community Survey (ACS)



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