

Now Leasing



**10890 S Eastern Ave.
Henderson, NV 89052**

**2,400 SF Turn Key
Restaurant & 1,200 SF End
Cap Retail**

 **SANSONE**
INVESTMENTS

Devon Sansone
(702) 321-1927
Devon@SansoneInvestments.com



Leasing Details

Space Available: 2,400 SF Turnkey Restaurant & 1,200 SF Endcap Retail

Restaurant & Retail

Lease Rate: \$2.75/SF - \$3.20/SF NNN

Property Highlights

- Turn-Key Restaurant including equipment
- Excellent demographics; over 80,000 vehicles per day
- Excellent synergy with like tenants
- Traffic Light access with easy ingress/egress
- Pylon signage available

Demographics

 **SANSONE INVESTMENTS**

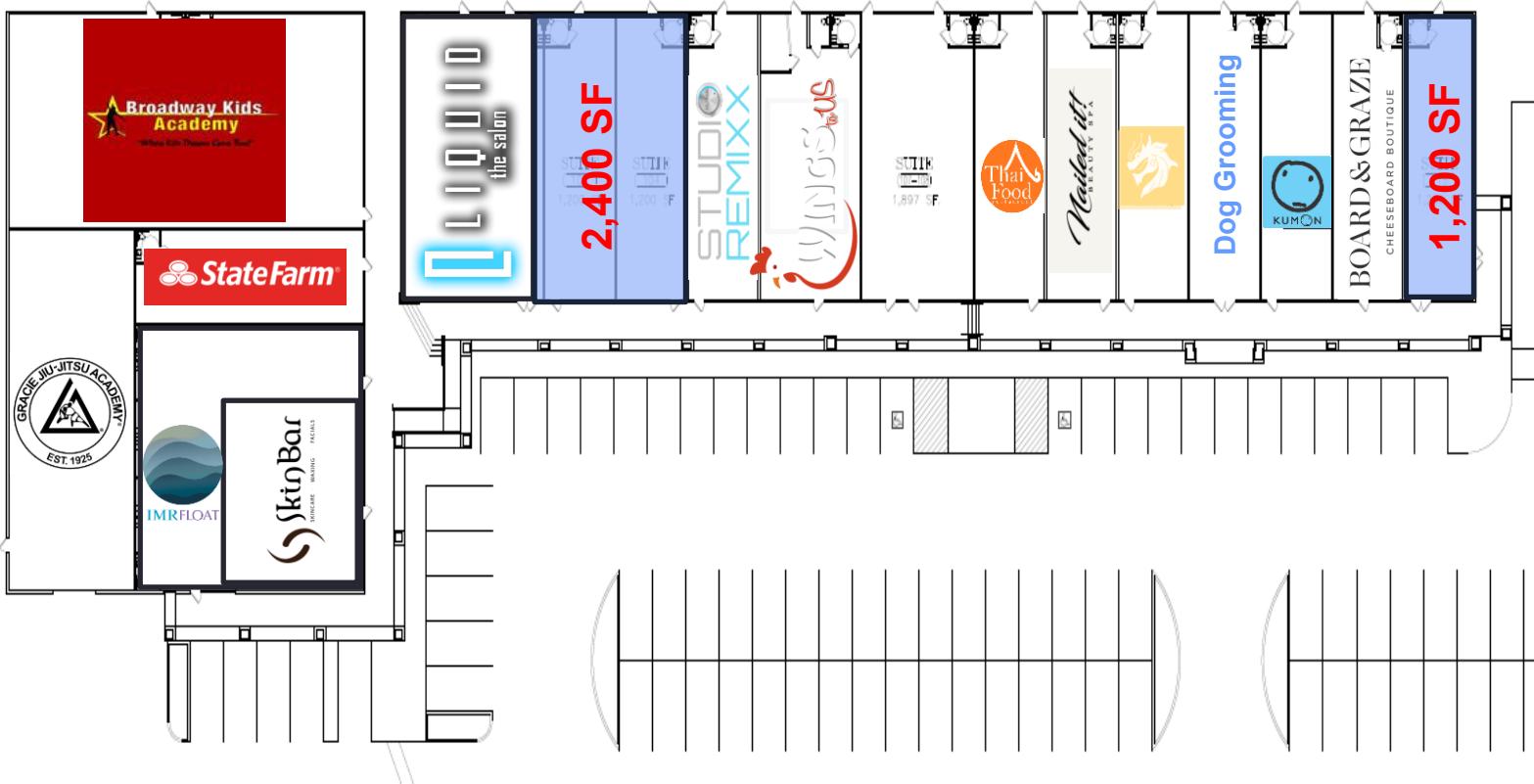
	1-mile	3-mile	5-mile
2025 Population	19,322	121,522	307,302
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	7,663	48,934	124,640
	1-mile	3-mile	5-mile
INCOME			
2025 Average Household Income	\$119,737	\$112,972	\$108,737

Space Plan

Space Available:
2,400 SF | 1,200 SF

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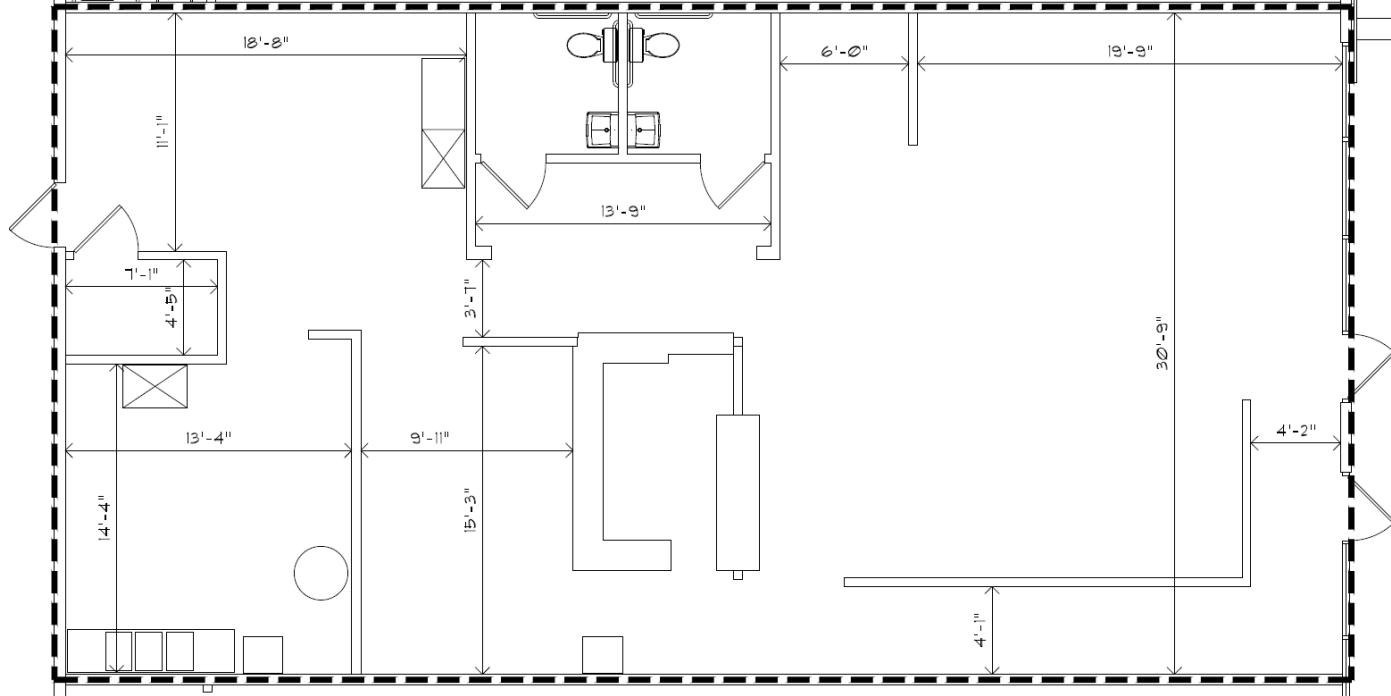
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Space Plan

Space Available:
2,400 SF

Turn-Key
Restaurant

Lease Rate:
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Aerial

76.1K Visits
Over Past 12
Months to Nearby
Restaurant

6.2 miles
To the Las Vegas
Strip

Great for retail and
restaurants

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**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

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