



WATER STREET DISTRICT
HENDERSON

Property Overview

Prime Owner User Opportunity

Millennium Commercial Properties is pleased to present the opportunity to purchase or lease the former Downtown Sewing Machine space nestled in the heart of the vibrant Water Street District. 119 South Water Street offers a 6,659-square-foot retail space ideal for an owner-user looking to make their mark in one of Henderson's most exciting and dynamic neighborhoods. This prime property places tenants at the heart of a vibrant local culture, where vintage charm meets modern energy, attracting both residents and visitors to its thriving streets.

With an array of restaurants, cafes, breweries, and boutiques as neighbors, this retail space is perfectly positioned to capitalize on the steady foot traffic from locals and tourists alike. Water Street is known not only for its local business community but also for its frequent community events—such as farmers' markets, art shows, and seasonal festivals—that bring people from all around the region. This vibrant activity can drive customer flow right to your storefront, making 119 South Water Street an attractive option for retailers looking to grow and engage with the community.

The area around Water Street is undergoing a wave of redevelopment and investment, and your business would be at the forefront of this revitalization. With the Lifeguard Arena nearby, home to the Henderson Silver Knights practice facility, there's an added draw for families and sports enthusiasts who frequent the area, bringing further visibility to your brand.

