

FOR GROUND LEASE



2155 VILLAGE WALK DRIVE

HENDERSON, NV 89012

 CUSHMAN &  
WAKEFIELD



# HIGHLIGHTS



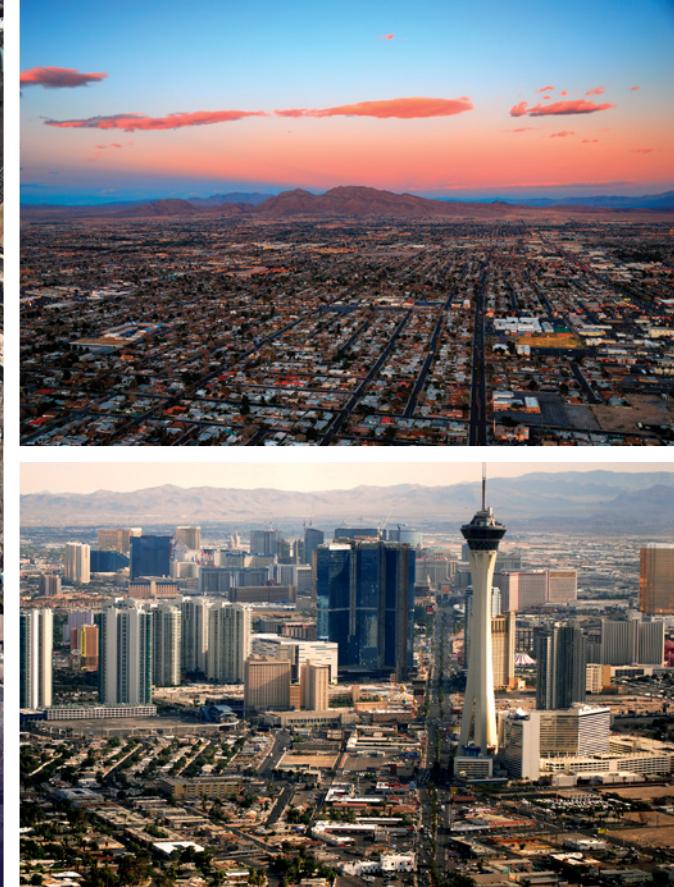
Ground lease opportunity strategically located off the I-215 Beltway and is within the affluent community of Green Valley Ranch



The site is across from the new Dollar Loan Center and adjacent to the mixed-use lifestyle center, the District at Green Valley Ranch



Just minutes from some of the most prestigious residential communities in Las Vegas: Seven Hills, MacDonald Highlands, and Anthem Country Club



## PROPERTY DETAILS

◆ <b>Lot Size</b>	±3.04 AC
◆ <b>Rent</b>	Inquire With Broker
◆ <b>Zoning</b>	MC (Community Mixed-Use)

# SITE PLAN

LEASED      AVAILABLE



FOR ILLUSTRATION  
PURPOSES ONLY

# AMENITIES & TRANSIT



# DRIVE-TIME MAP & DEMOGRAPHICS



## POPULATION

1 MILE: 15,571

3 MILES: 142,592

5 MILES: 307,460



## AVG HH INCOME

1 MILE: \$137,842

3 MILES: \$122,526

5 MILES: \$115,418

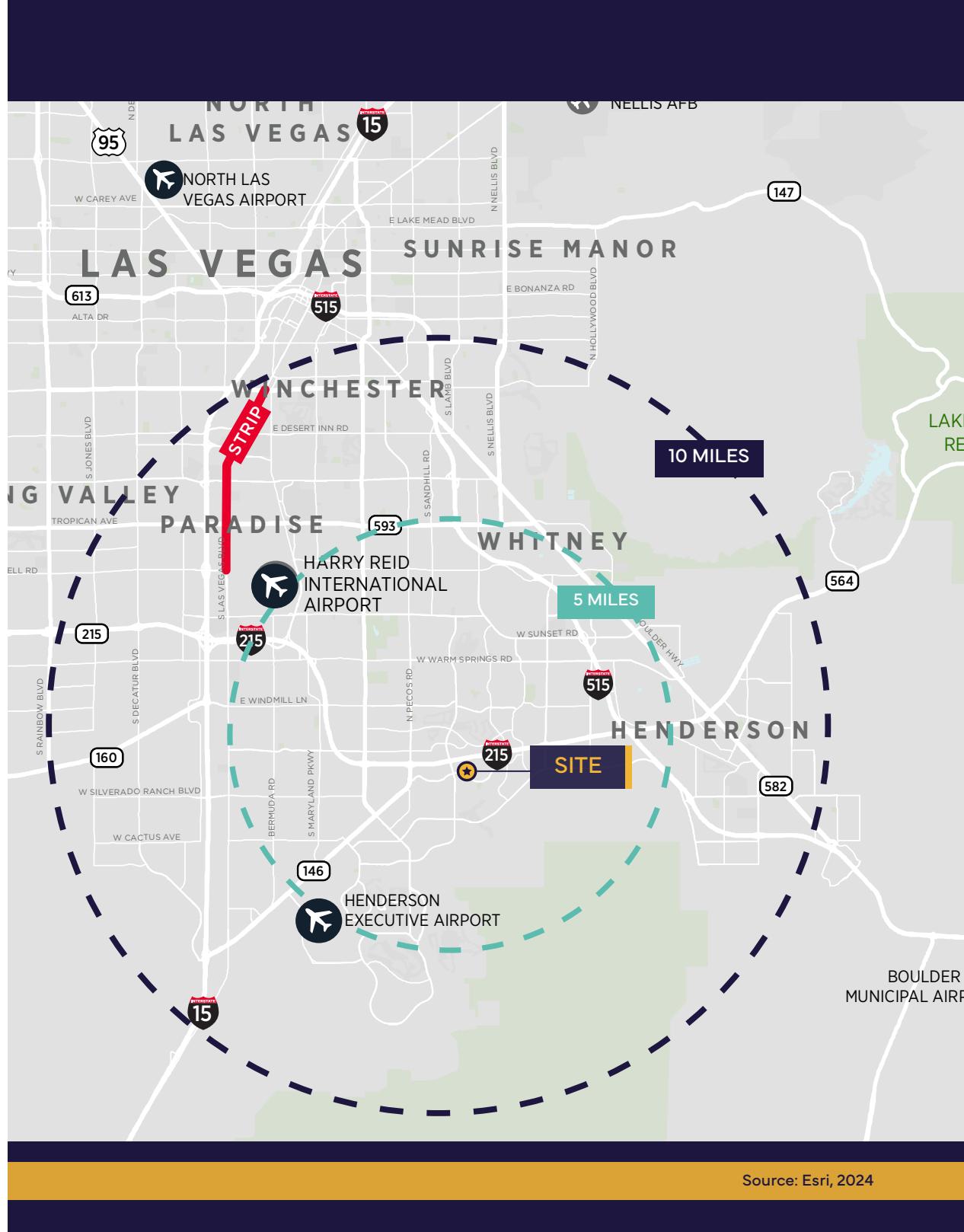


## # OF HOUSEHOLDS

1 MILE: 6,543

3 MILES: 58,903

5 MILES: 124,643





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For More Information, Please Contact:

**DAN HUBBARD**

Managing Director

+1 702 688 6934

[dan.hubbard@cushwake.com](mailto:dan.hubbard@cushwake.com)

LIC #S.0013713.LLC

**CHARLES VAN GEEL**

Senior Director

+1 702 688 6966

[charles.vangeel@cushwake.com](mailto:charles.vangeel@cushwake.com)

LIC #BS.0044616

**FERNANDO MARTINEZ-REDING**

Associate

+1 702 605 1746

[fernando.martinezreding@cushwake.com](mailto:fernando.martinezreding@cushwake.com)

LIC #S.0200151



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