

# RETAIL FOR LEASE

# Southfork Plaza



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2960 St. Rose Pkwy.  
Henderson, NV 89052



## Property Highlights

- +/- 3,052 SF former specialty pharmacy with clean room available
- Dual anchored power center by Lowe's and HomeGoods, along with many other national tenants such as Chick-fil-A, Envogue Salon, FedEx and more
- Located within one of the busiest retail corridors within the valley, at the signalized intersection of St. Rose Pkwy. & Eastern Ave. with traffic counts exceeding +/- 79,500 CPD
  - St. Rose Pkwy.: +/- 48,000 CPD
  - S. Eastern Ave.: +/- 31,500 CPD
- Adjacent to St. Rose Dominican Hospital with +/- 1,233 employees and approximately 326 beds
- Dense trade area with nearby high schools - Coronado High School with +/- 3,211 student and Silverado High School with +/- 2,327 students

## Listing Snapshot



**\$2.75 PSF NNN**

Lease Rate



**+/- 3,052 SF**

Available SF

## Demographics

Population	1-mile	3-mile	5-mile
2021 Population	25,047	159,216	308,109
Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$91,462	\$101,299	\$103,475
Households	1-mile	3-mile	5-mile
2021 Total Households	10,205	62,838	123,063

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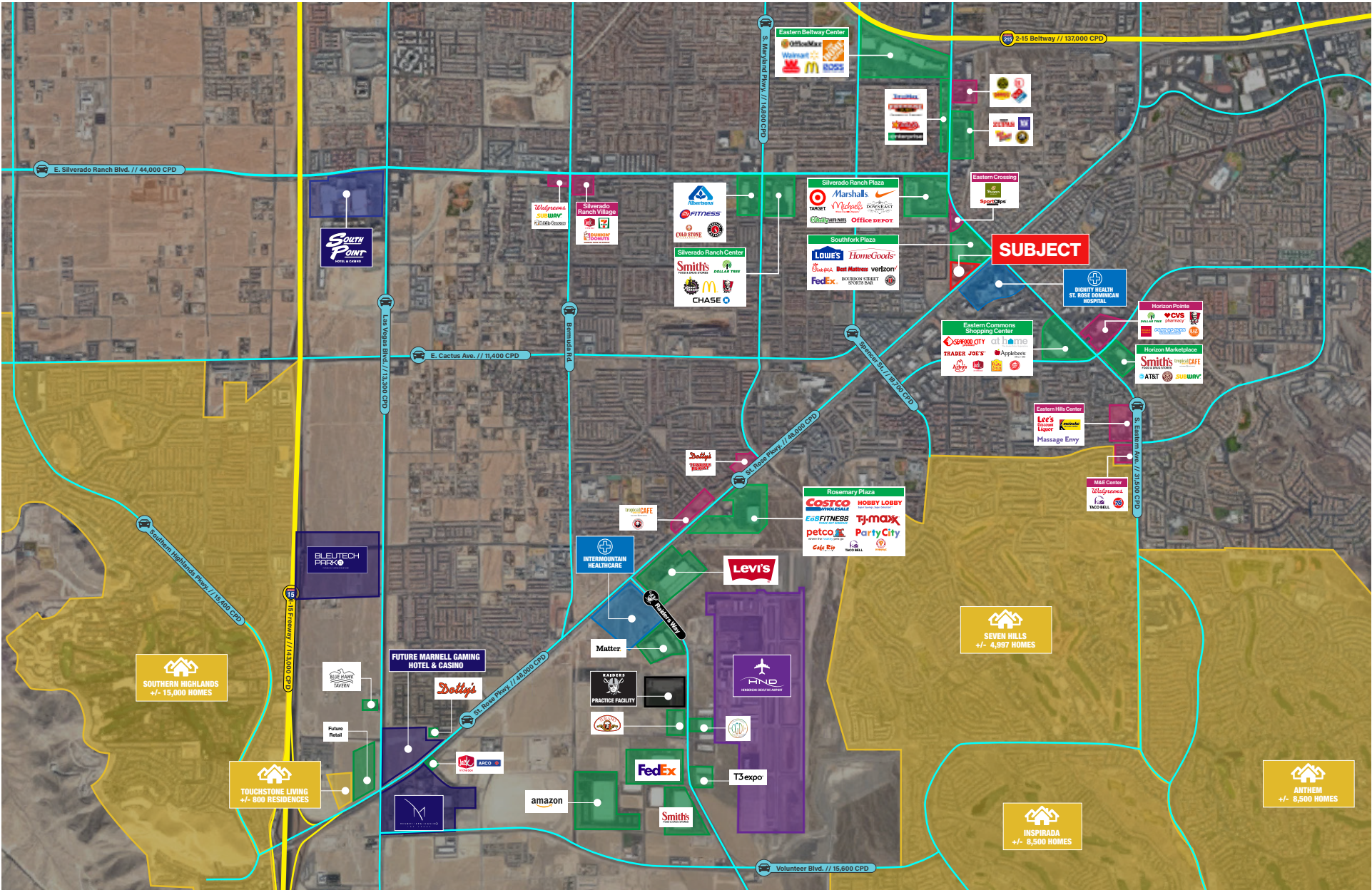
# Aerial Map

- Power Centers

Airports
- Neighborhood Centers

Communities
- Hotels

Hospitals



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Aerial Map

Power Centers Neighborhood Centers Hospitals



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Full Retail Center Site Plan





# Southfork Center Site Plan



Suite	Tenant	SF
<b>Bldg. 2950</b>		
A	HomeGoods	+/- 25,220
<b>Bldg. 2960</b>		
110	Henderson Dermatology	+/- 4,196
130	Timothy Rorman DMD	+/- 1,307
150	Advantage Health	+/- 2,613
170	Dogsupplies.com	+/- 4,000
<b>Bldg. 2970</b>		
100	Meadows Bank	+/- 3,400
120	Available	+/- 3,052
130	Elements Massage	+/- 1,850
140	Stride	+/- 2,200
<b>Bldg. 2980</b>		
100	Midas Auto Center	+/- 2,700
120	Fiesta Filipina Cuisine	+/- 2,535
130	Guns Unlimited	+/- 1,300
140	The Birthday Suit	+/- 1,650
<b>Bldg. 2986</b>		
100	EnVogue Salon	+/- 6,400
140/150	Pedego Electric Bike Shop	+/- 2,700
160	Vo's Nails and Tanning	+/- 1,350



## Property Photos

