

±0.56 AC - ±2.30 AC of Land Available For Sale or Lease

Listed By:



UNION VILLAGE

1220 STUFFLEBEAM AVENUE, HENDERSON, NV 89011



A PREMIER HENDERSON RETAIL MIXED-USE DEVELOPMENT

LISTING SNAPSHOT

Sale Price / Lease Rate

Contact Broker

Available

±0.56 AC - ±2.30 AC

APNs

161-34-810-043

161-34-810-020



PROPERTY HIGHLIGHTS

- ±0.56 AC - ±2.30 AC of land available for sale
- Pads available for Ground Lease or Build to Suit
- Flexible layout options and deal structure
- Located within Union Village – a vibrant mixed-use development with continued growth, including two hotels, assisted living facilities, tavern, restaurants, and retail
- Nearby co-tenants include Henderson Hospital (303 Beds), Fresenius, KinderCare, Dave & Busters, Starbucks, Las Vegas Athletic Club and more!
- Over 1,500 new single and multi-family units are occupied or under construction within the project and KB Homes is planning another 940 homes on Galleria Dr. and Stephanie St.
- Benefits from established nearby demographics and a daytime population of ±296,801 within a 5-mile radius

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	15,804	127,045	325,475
2025 Average Household Income	\$91,551	\$96,613	\$106,846
2025 Households	6,568	50,349	128,038

Leasing Experts

DEANA MARCELLO

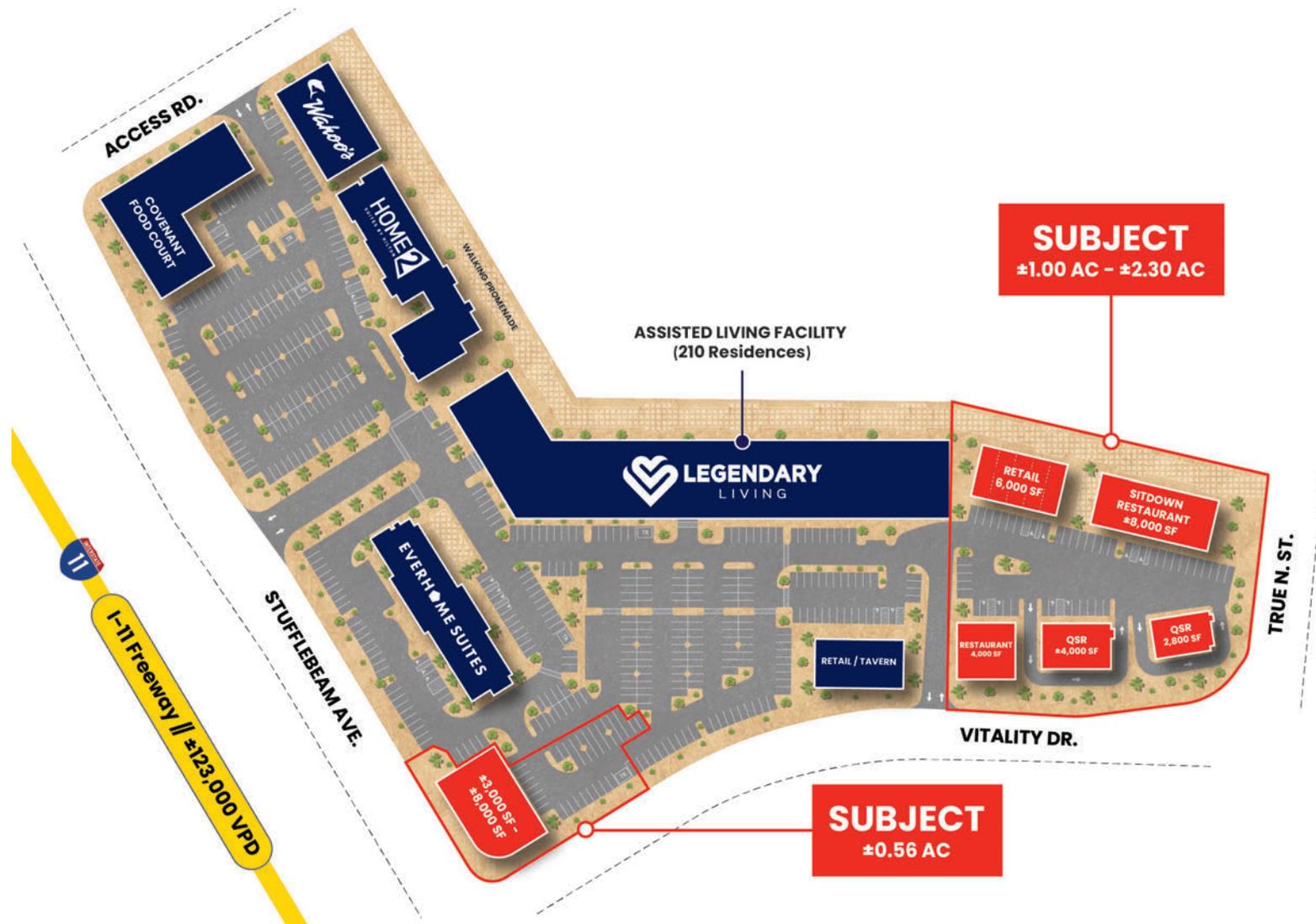
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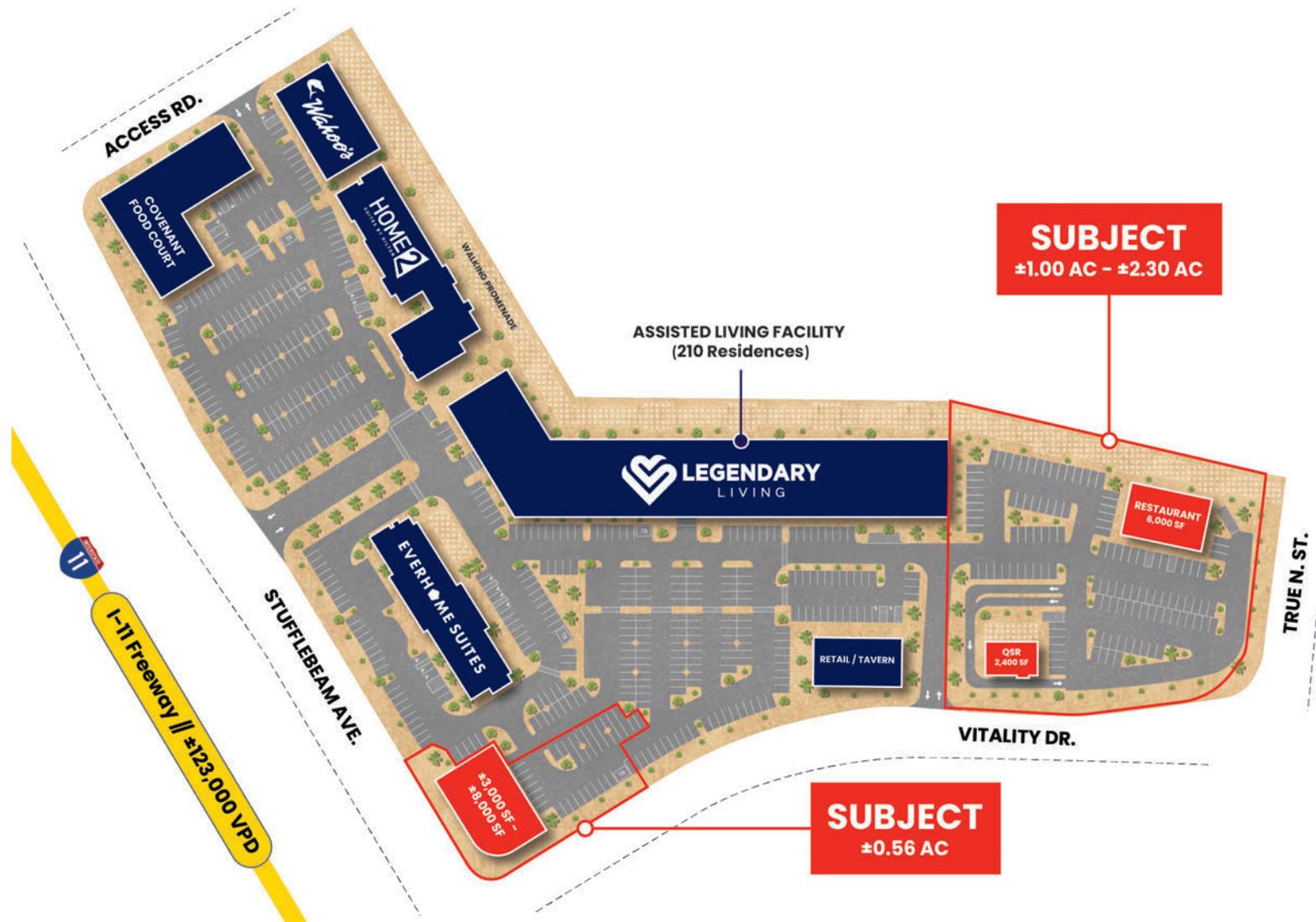
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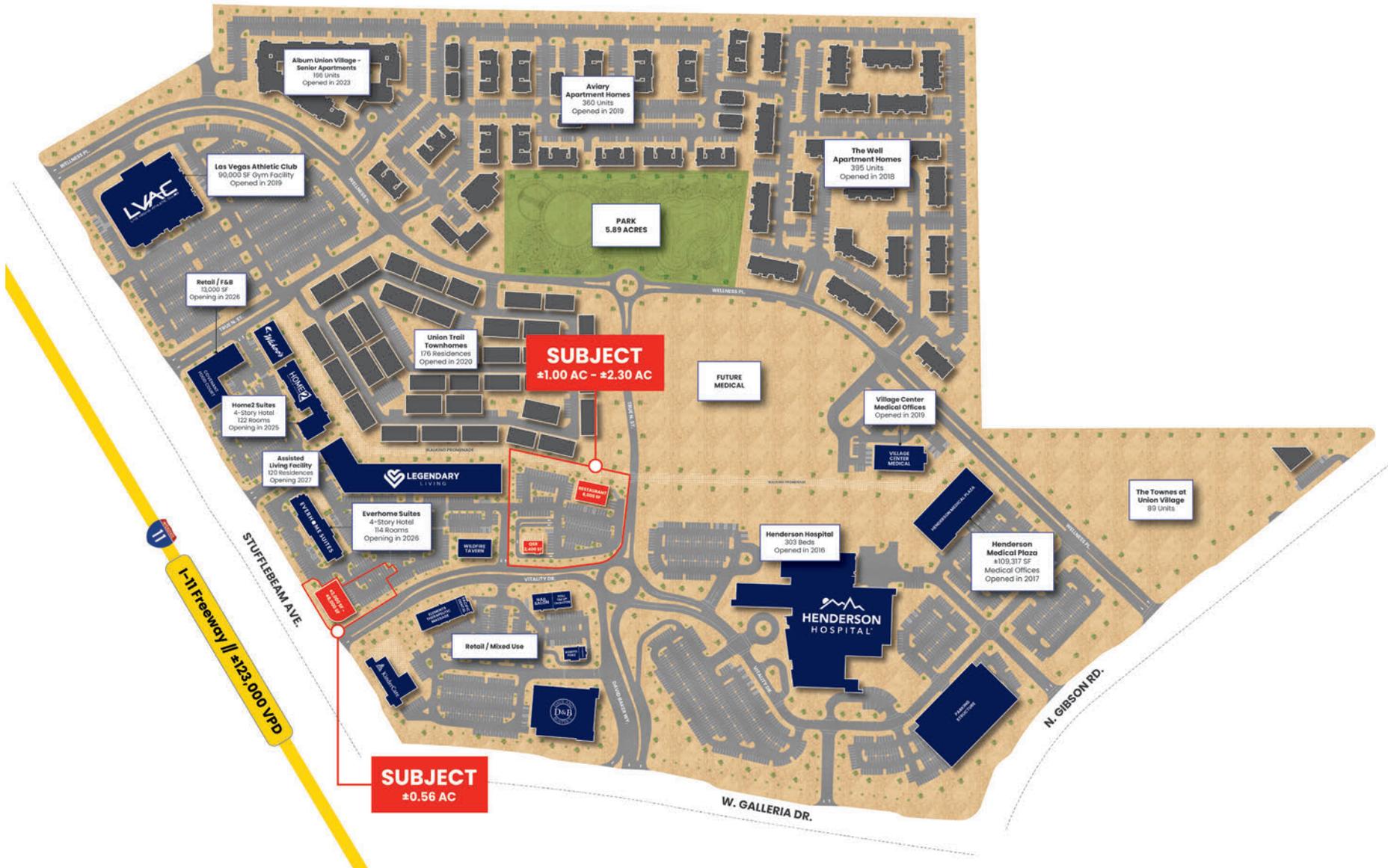
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VICINITY MAP

The trade area consists of ±325,475 residents with an average household income of ±\$106,846 within a 5-mile radius.



Daytime Population

296,801



Median Home Value

\$439,176



Median Age

40.1

Nearby Amenities ±5-Mile Radius

- 1 Henderson Hospital (303 beds, 2,000 employees) -0.2 miles
- 2 Las Vegas Athletic Club (45,000 members) -0.2 miles
- 3 Cowabunga Bay Water Park -0.3 miles
- 4 Central Christian Church (21,000 attendees) -0.2 miles
- 5 Meridian by KB Homes (940 homes) -0.6 miles
- 6 Sunset Station (457 rooms) -3.6 miles
- 7 Valley Auto Mall -2.8 miles
- 8 Green Valley High School (2,640 students) -2.6 miles
- 9 Arroyo Grande Sports Park (56 Acres) -3.6 miles
- 10 Harry Reid International Airport -5.9 miles



SITE =



- = Power Centers
- = Casinos/Hotels
- = Hospitals
- = Parks
- = Residential
- = Schools







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