

FOR LEASE



1,188 SF- 6,200 SF Retail Space Available

11 S Stephanie St. Henderson, NV 89012

MILES SANSONE

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www.SansoneCompanies.com



Stephanie Beltway Plaza
Henderson, NV 89012



LEASING DETAILS

SPACE AVAILABLE	1,188 SF- 6,200 SF
LEASE PRICE	\$2.75/\$3.25 PSF
NNN	\$0.48 PSF
T.I.	AVAILABLE FOR QUALIFIED USES

PROPERTY HIGHLIGHTS

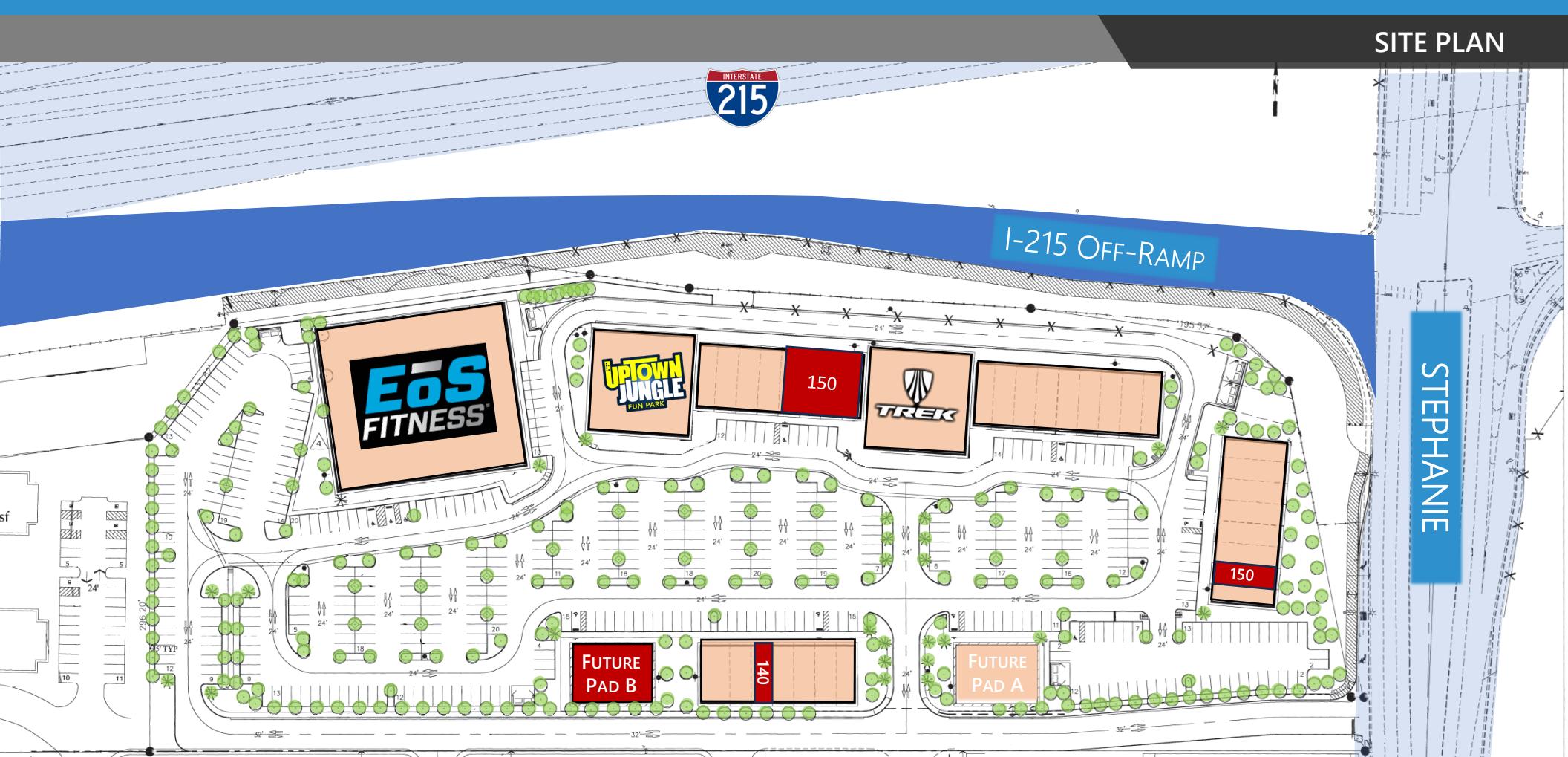
- EOS Gym anchored with strong Tenant Mix
- Located off of I-215
- Affluent area with great demographics
- Huge Open parking field
- National Tenants: EOS, UpTown Jungle ,Trek's, and more!

DEMOGRAPHICS

	2-mile	5-mile	10-mile
POPULATION			
2024 Population	20,701	112,010	300,527
HOUSEHOLDS			
2024 Households	8,747	45,958	119,225
INCOME			
2024 Average	\$107,313	\$108,090	\$98,254



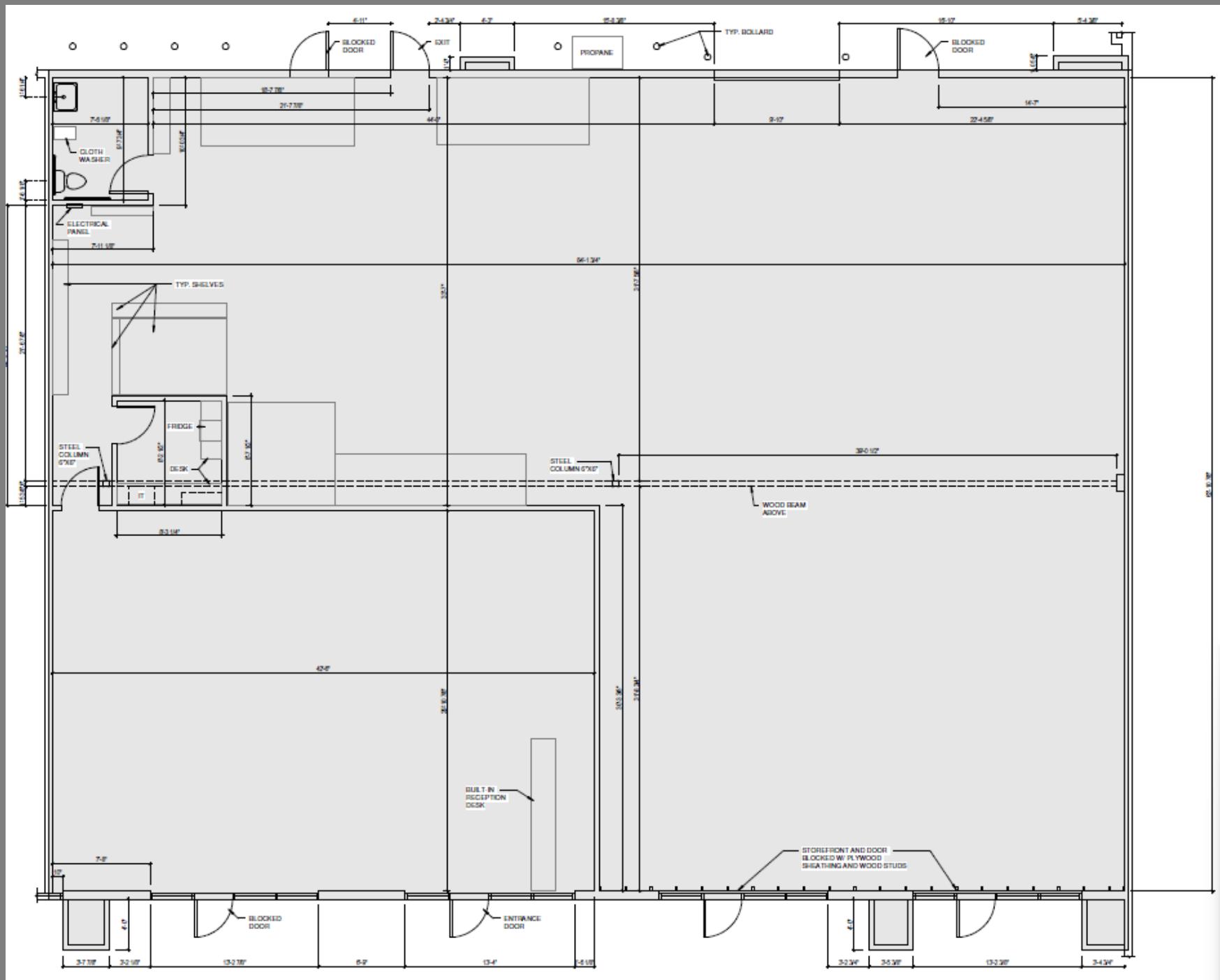




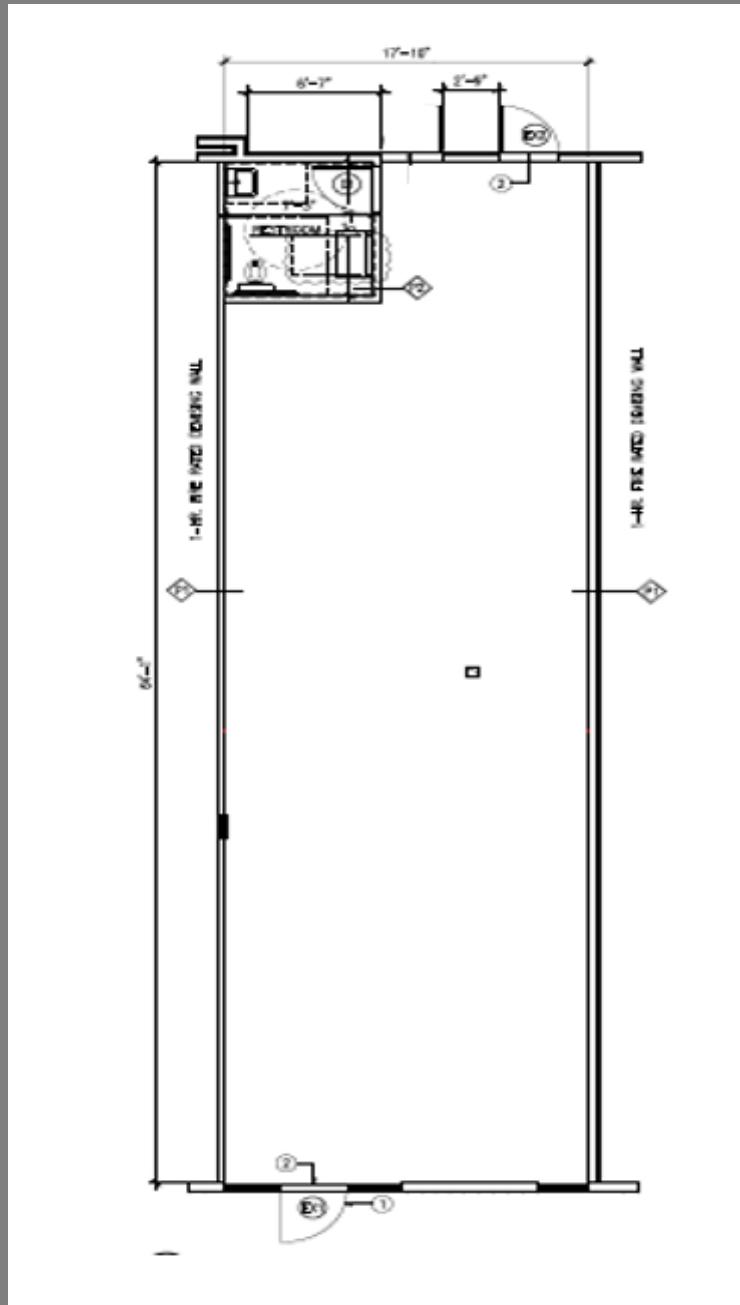
BLDG. 27	SUITE 150	AVAILABLE	5,577 SF
BLDG. 11	SUITE 150	AVAILABLE	1,188 SF
BLDG. 43	SUITE 140	AVAILABLE	1,191 SF
	FUTURE PAD B	AVAILABLE	6,200 SF

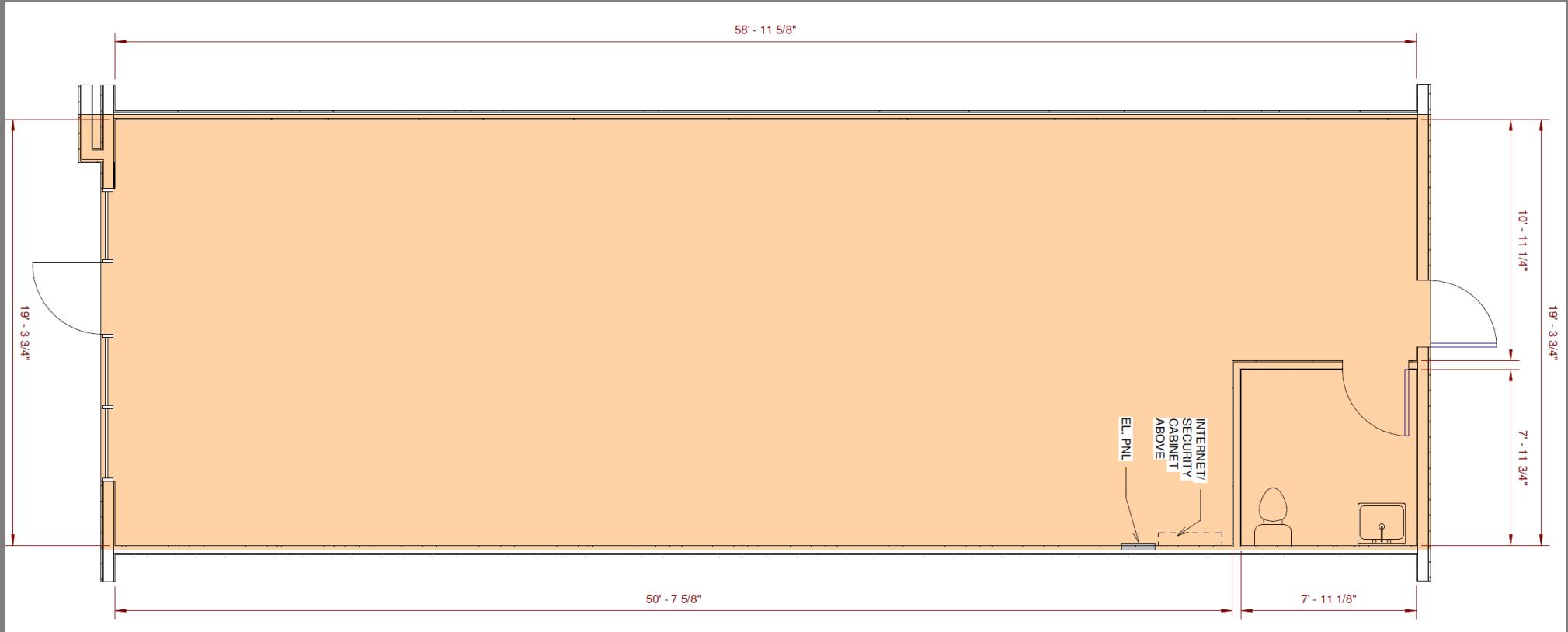


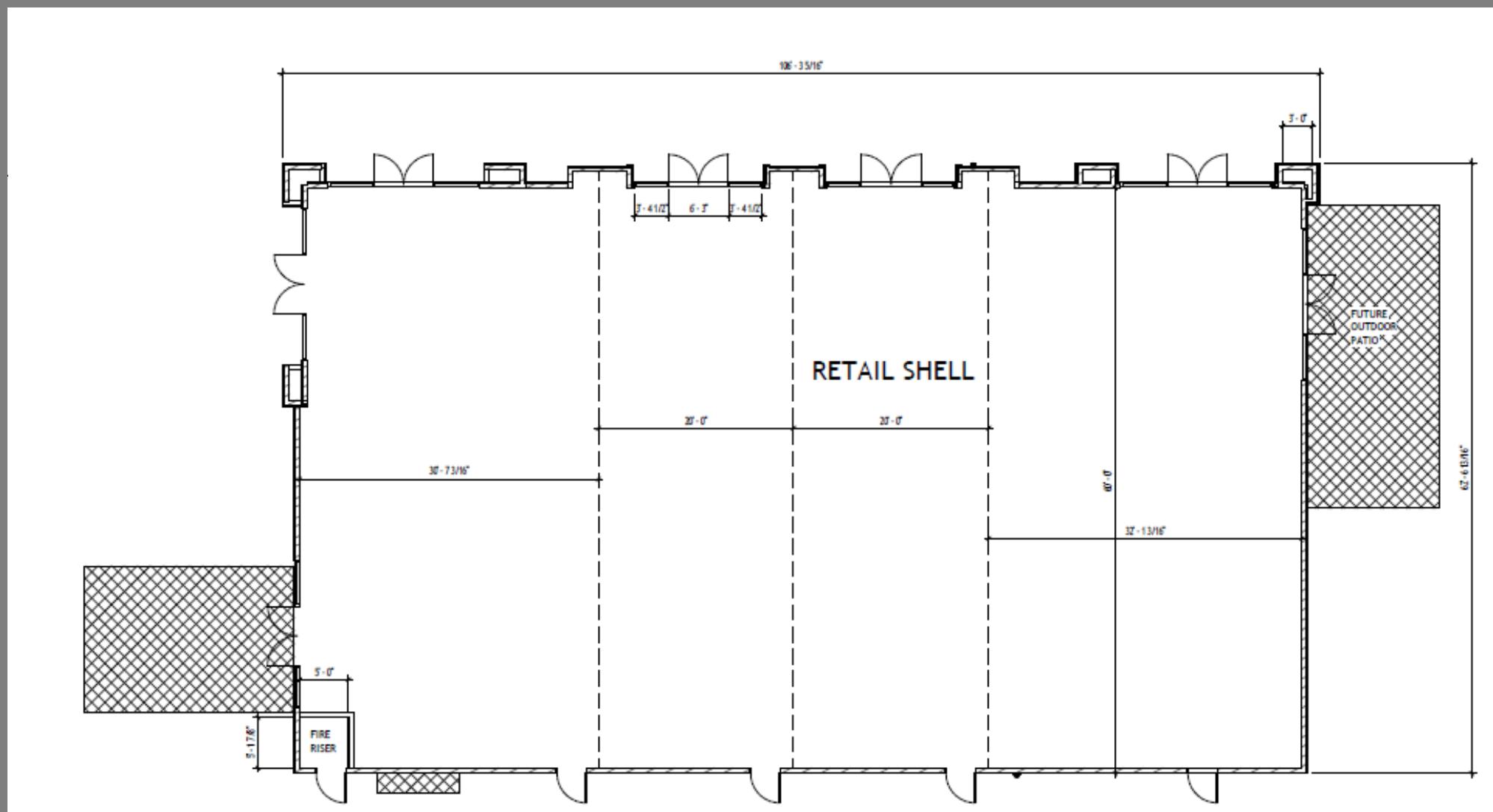
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