

# FOR LEASE



+/-1,403 SF – 13,418 SF Retail Space

9490 -9500 S. Eastern Ave. Henderson, NV 89123

MILES SANSONE

702-768-1930  
Email: [Leasing@SansoneCompanies.com](mailto:Leasing@SansoneCompanies.com)

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074  
[www.SansoneCompanies.com](http://www.SansoneCompanies.com)





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LEASING DETAILS

SPACES AVAILABLE	1,403 SQFT   13,418 SQFT
LEASE PRICE	\$2.58/\$3.25 PSF
NNN	\$0.79 PSF
TIA	LANDLORD WILL CONTRIBUTE FOR GREASE INTERCEPTOR

PROPERTY HIGHLIGHTS

- Traffic Light access
- Located off of I-215
- Pylon and Digital Signage available
- Anchored with Twin Peaks, BJ's, Big 5, Paul Mitchell and many more

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,895	163,664	315,441
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,372	65,556	127,777
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$98,225	\$104,856	\$105,119





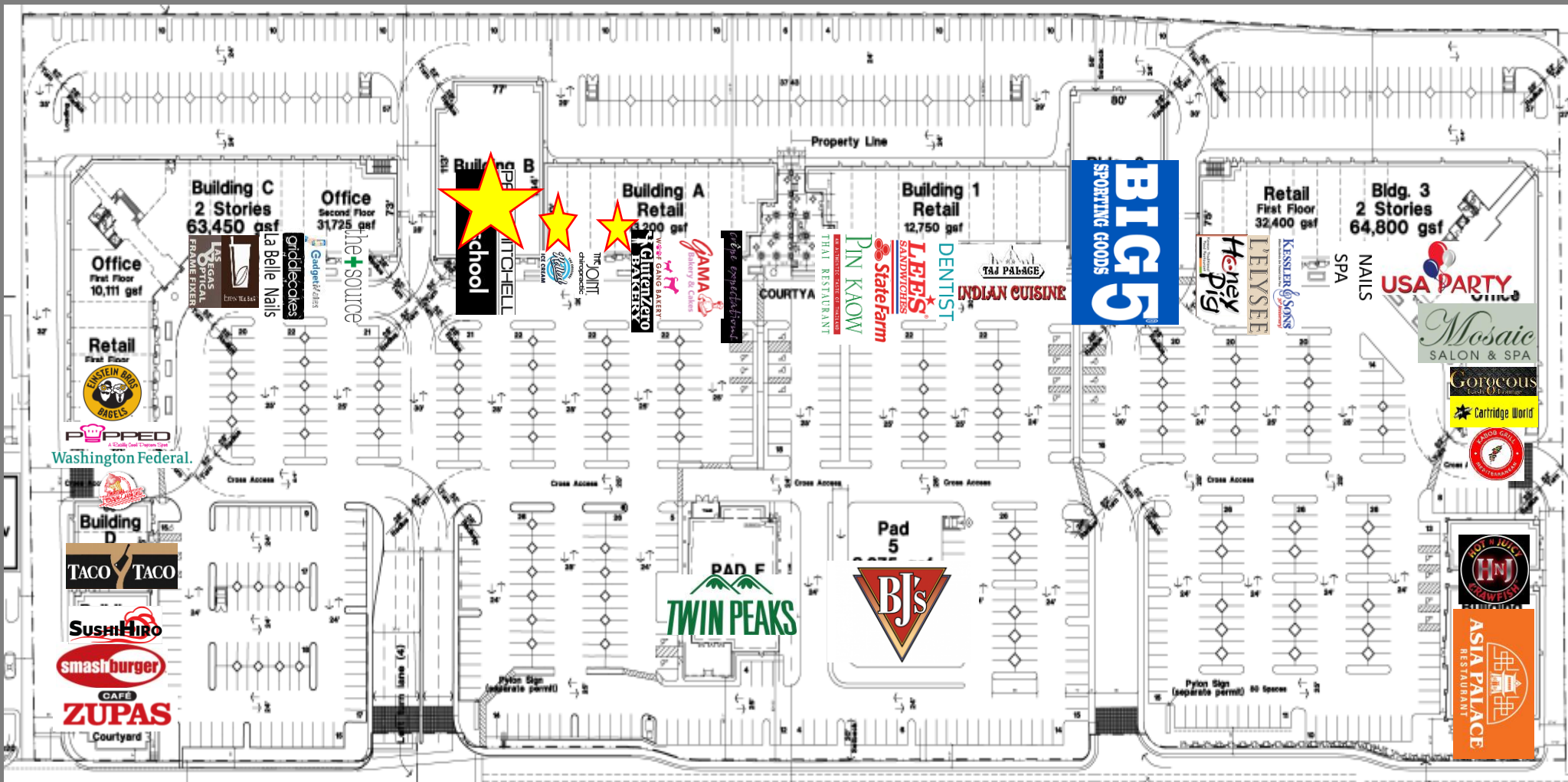
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AERIAL MAP



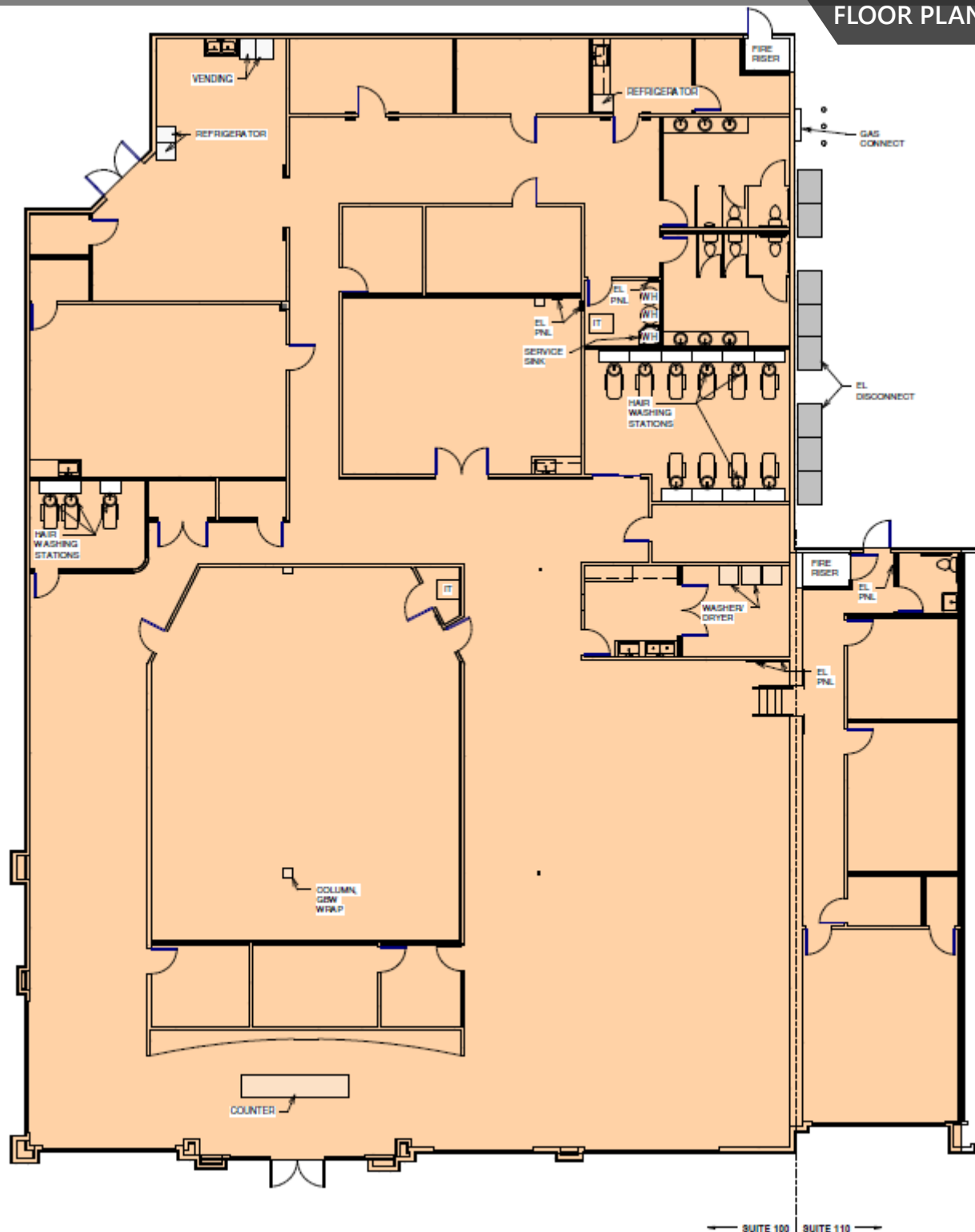


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FLOOR PLAN - Suite 100 & 110 +/- 12,100, SF



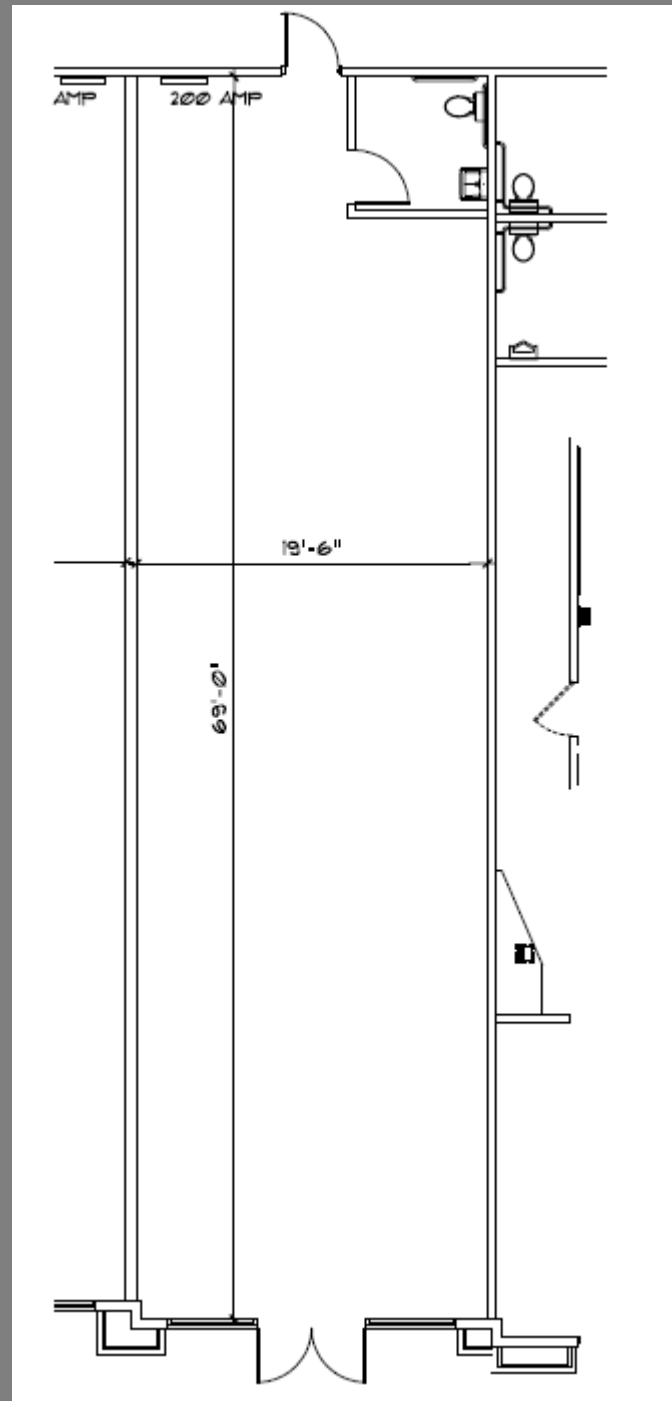


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PHOTOS - Suite # 140 +/- 1,403 SF

