

## EXCLUSIVE LISTING!

Commercial Land Ground Lease- \$9,000 per month  
0.93 +/- Acres at Sunridge Heights in Henderson!



- APN # 177-35-701-002
- 0.93 +/- Acres
- City of Henderson Jurisdiction
- Zoned Neighborhood Commercial – provide sites for local-serving businesses
- Improved streets with utilities, sidewalks, curbs, lights
- Established residential area close to commercial and office sites
- Near the Henderson Executive Airport, Raider’s Way and their practice stadium
- City of Henderson has plans underway for a new connection from Sunridge Heights to Costco! Will increase daily traffic on Sunridge Heights to 30,000
- Seller asking for a long-term lease of at least five years.
- \$2.66 per S.F. / year Lease



**Mark Anthony Rua**  
**Brokers**

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# Commercial Land Ground Lease- \$10,000 per month



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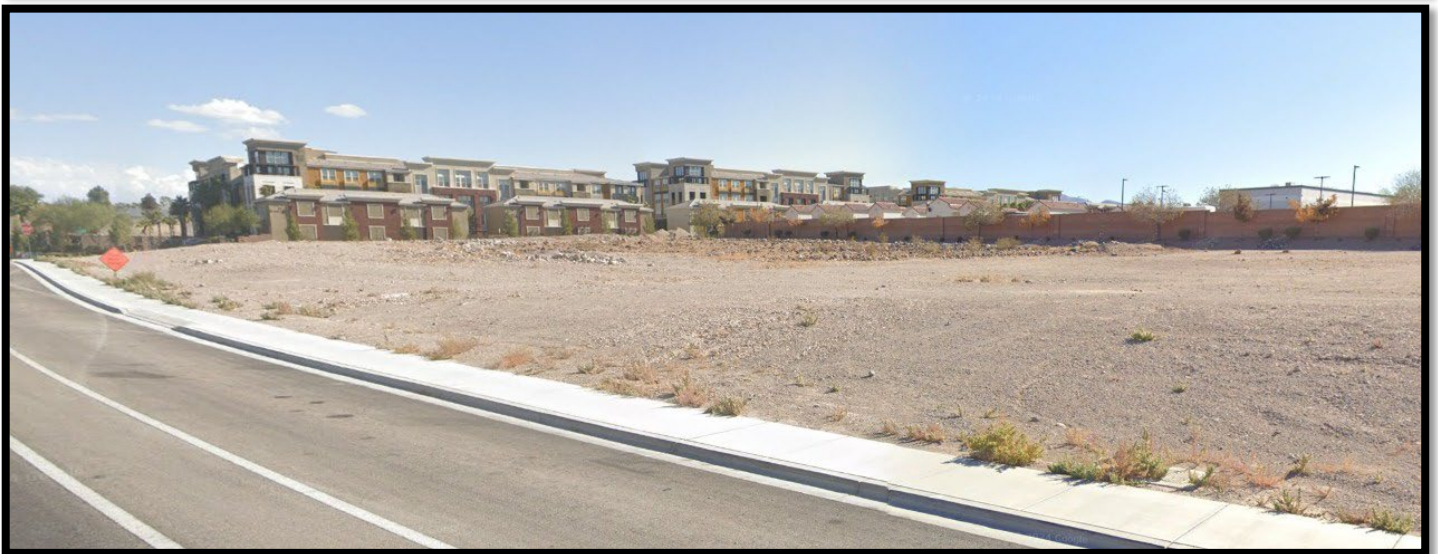
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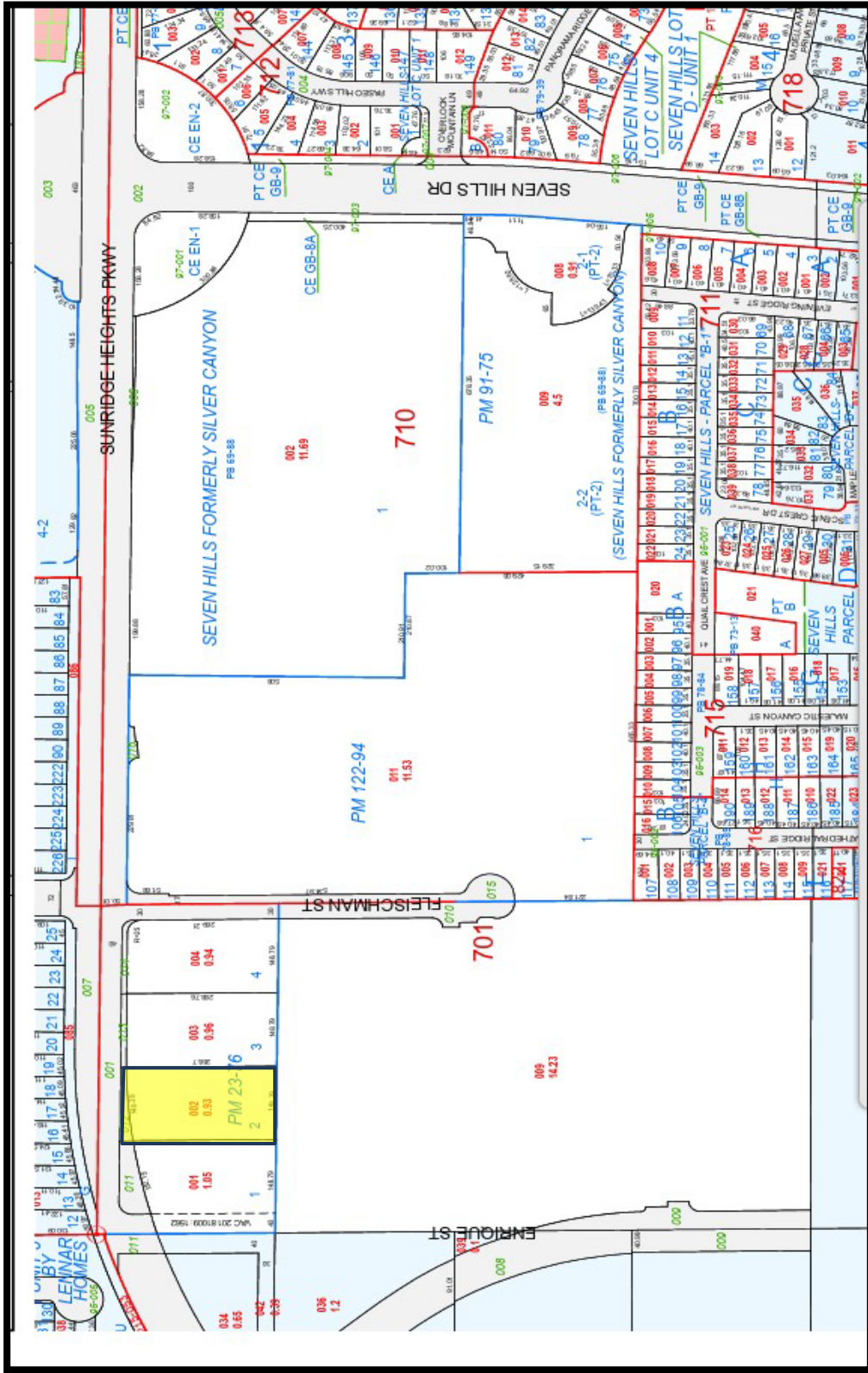
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