

FORMER QSR W/ DRIVE-THRU

±1,533 SF FOR SALE

1426 E Lake Mead Pkwy | Henderson, NV 89015



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PROPERTY HIGHLIGHTS

1426 E Lake Mead Pkwy
Henderson, NV 89015

- Former QSR with drive thru on 0.83 acres
- Great exposure and visibility along Lake Mead Pkwy - a major thoroughfare in Henderson
- Site has two ingress/egress points and cross access to adjoining parcels occupied by CVS and Mountainside Tavern
- Servicing nearby high income master planned communities of Cadence Village, Tuscany, Calico Ridge, and Lake Las Vegas



BLDG AREA

± 1,533 SF



TOTAL AREA

± 0.83 AC



ZONING

COMMUNITY
COMMERCIAL



PARCEL ID

160-33-411-010



PURCHASE RATE

\$1,500,000

LAKE MEAD COMMONS SITE PLAN

1426 E Lake Mead Pkwy
Henderson, NV 89015



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
6,849	43,414	121,612



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$163,239	\$121,537	\$107,659



TRAFFIC COUNTS

Lake Mead Pkwy

21,100 VPD



Sources:
SitesUSA 2024
TRINA, NV DOT, 2023

TRADE AREA AERIAL

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