



FOR LEASE

712 W. SUNSET ROAD



PROPERTY DETAILS

- 2,320 square foot retail space
- Rate:
 - Rent is \$1.15 sf / mo \$2,668
 - CAM \$0.30 sf / mo \$696
 - Monthly Total \$3,364
- Lease Type: Triple Net
- Zone: Community Commercial
- Address: 712 W. Sunset Rd, Henderson, NV 89011

FEATURES

- Corner Unit
- Large Parking Availability
- Roll-Up Door

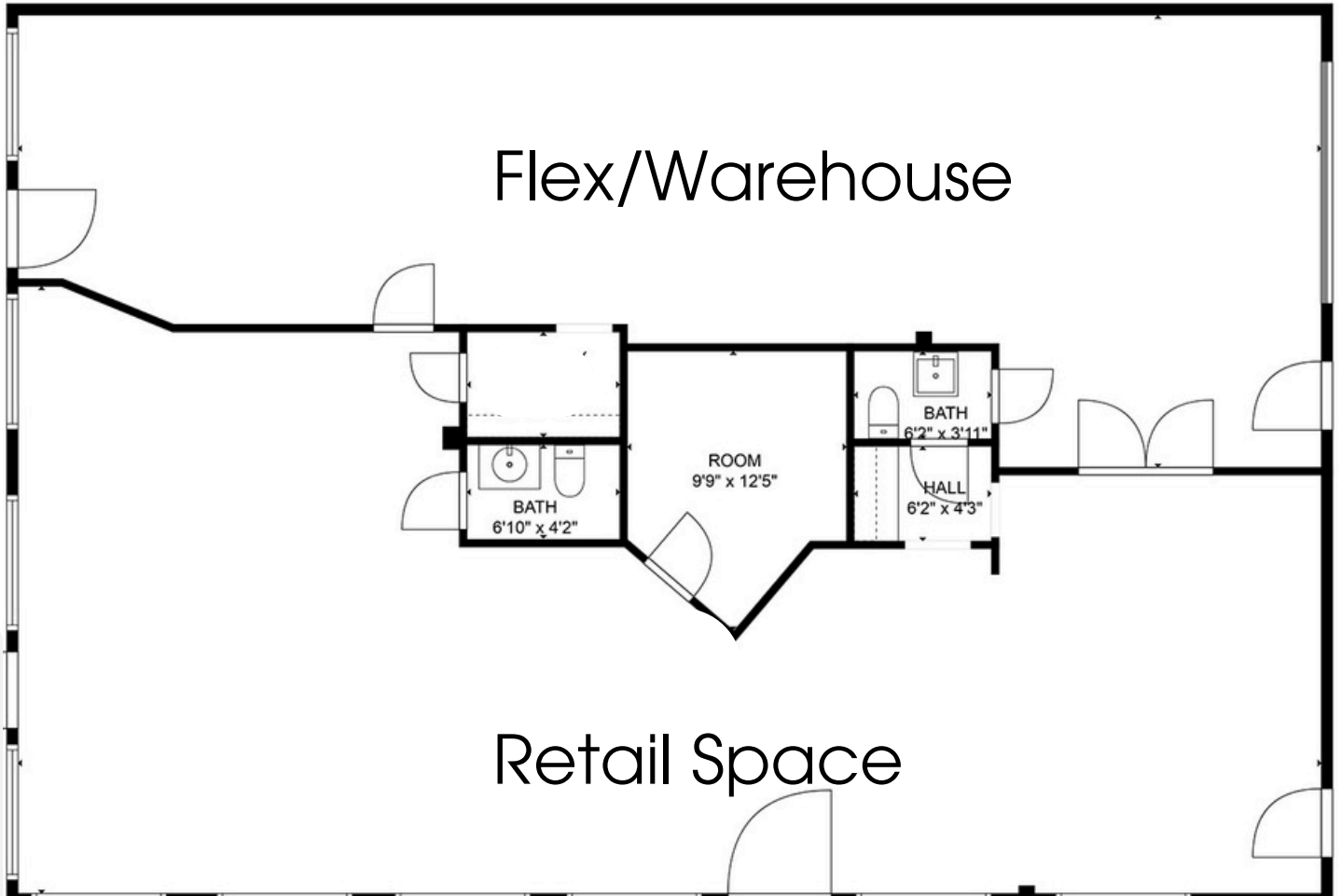
DESCRIPTION

End Cap Retail/Flex Space This end cap unit boasts premium frontage on Sunset Road, combining a large, open retail space with expansive glass windows and a back flex/warehouse area featuring a roll-up door. The unit also includes an office and two restrooms, making it perfect for a variety of retail or showroom concepts. With excellent signage and high visibility on Sunset Road, this is a prime spot for any business seeking to make an impact.



FOR LEASE

712 W. SUNSET ROAD



FEATURES

- Corner Unit
- Large Parking Availability
- Roll-Up Door



FOR LEASE

712 W. SUNSET ROAD



LOCATION DETAILS

- JURISDICTION:
 - Henderson
 - Community Commercial
- ACCESS
 - US-11/515: 0.8 miles
 - McCarran / Harry Reid International Airport: 9.6 miles

DEMOGRAPHICS

	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	45,188	244,827	793,974
MEDIAN INCOME	\$65,187	\$69,164	\$61,140
HOUSEHOLDS	16,933	107,219	341,479
BUSINESSES	2,392	9,735	38,560
EMPLOYEES	24,492	86,955	502,928