

Drive Thru Pad

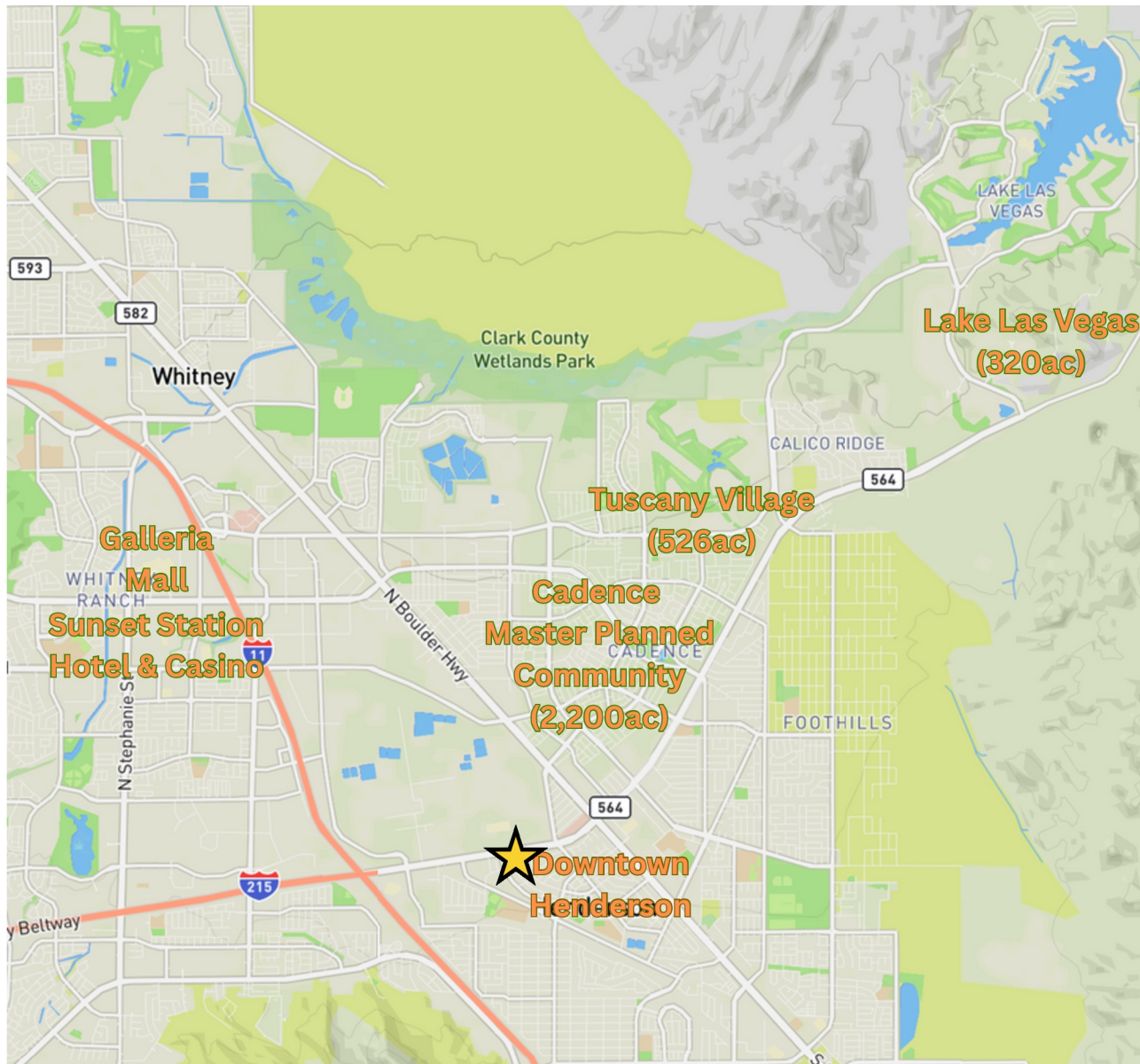
For Ground Lease

325 W. Lake Mead Pkwy
Henderson, NV 89015

- Prime Location
- Excellent Visibility
- Ample Parking

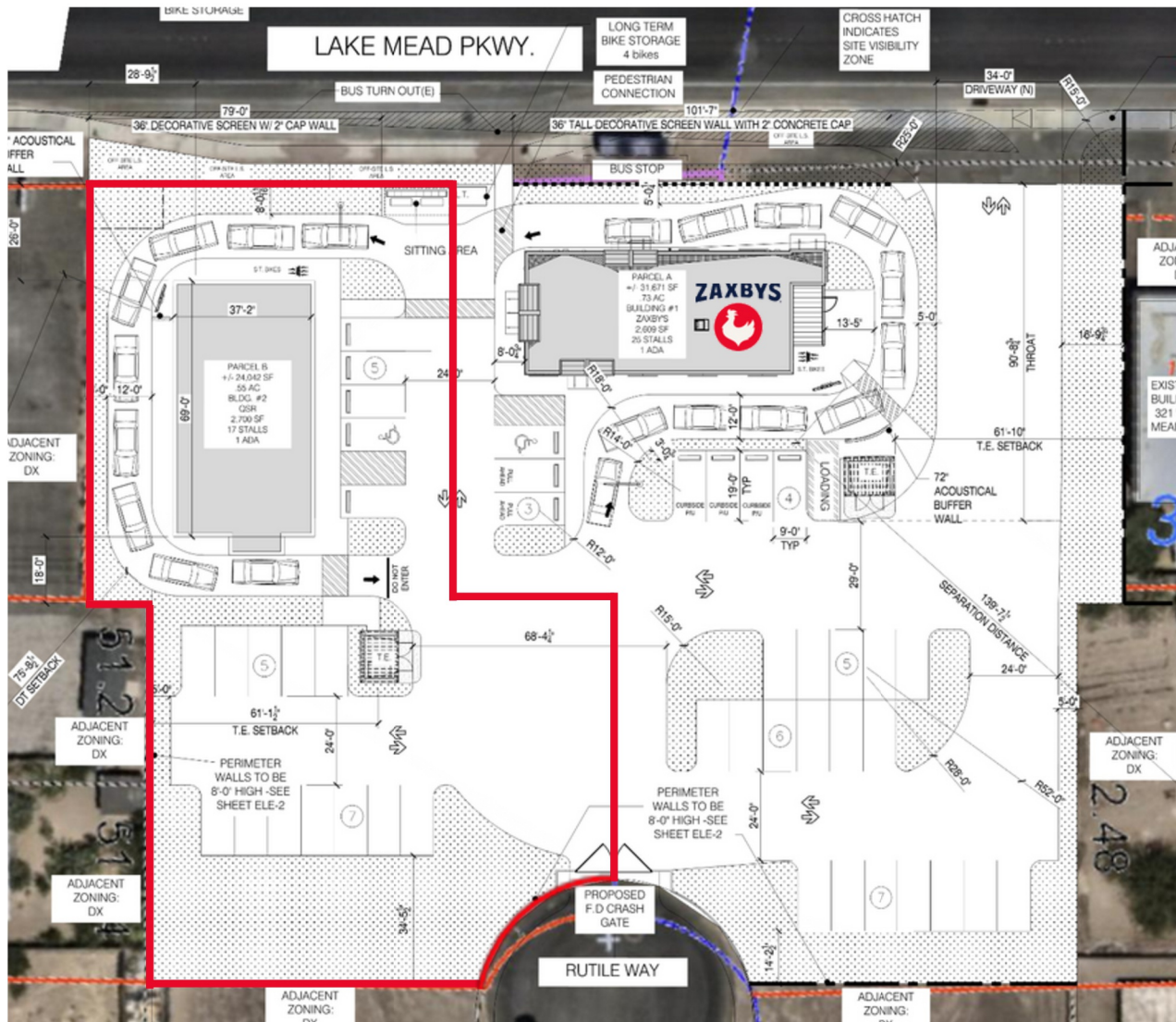
50,500 Annual Average Daily Traffic
(NV DOT)

LAKE MEAD CENTER



- Close proximity to 11 and 215 Freeway exit
- Gateway to Cadence and other large communities with dense population
- High traffic count on Lake Mead Pkwy (50,500 AADT)
- In Henderson Downtown Master Plan
- Multiple new developments nearby
- Near large industrial parks with strong day time population

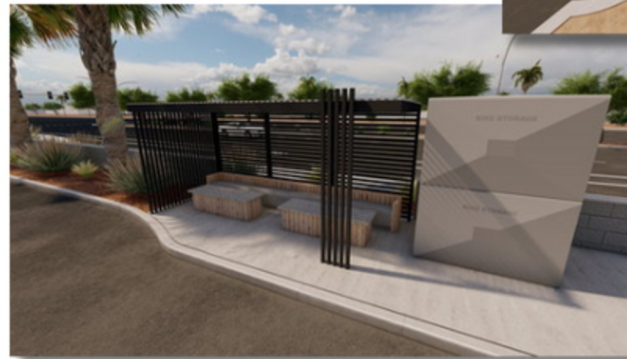
LAKE MEAD CENTER



- Up to 2,700sf building with drive thru (or bigger without DT) on ± 0.55 ac lot
- Zoned DX (Downtown Mixed-Use) which allows a wide range of uses
- Excellent visibility
- Directly across from Lake Mead Crossing power center
- Next to signalized intersection
- Join co-tenant Zaxby's
- Ample parking
- RARE opportunity to lease a DT pad in this area

This site plan is preliminary and subject to change without notice.

LAKE MEAD CENTER



This site plan and color renderings are preliminary and subject to change without notice.

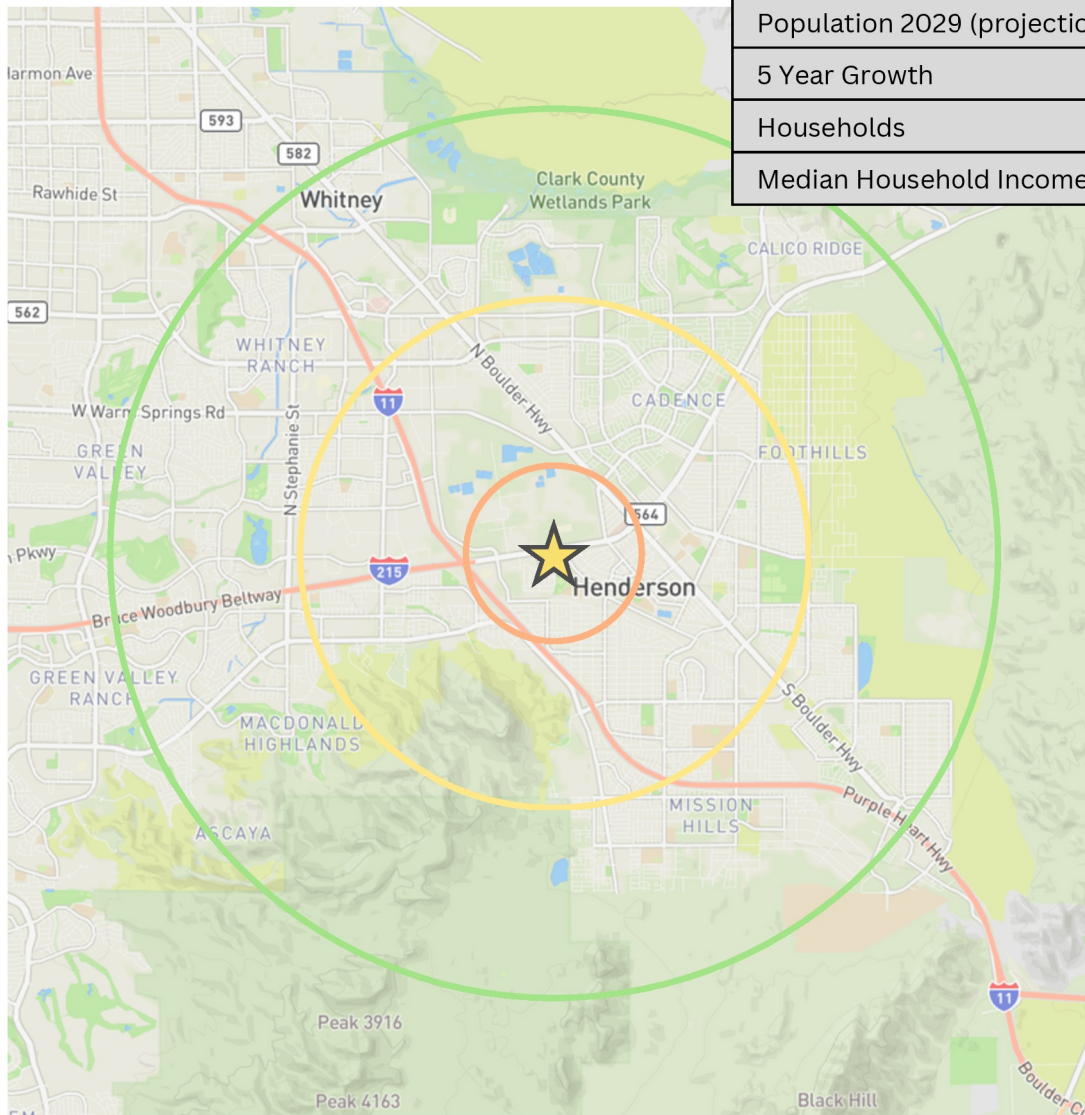
LAKE MEAD CENTER



- Co-tenant Zaxby's is ranked #3 in AUV in chicken segment
- Features chicken wings, chicken fingers, chicken sandwich and chicken salad
- 1000+ locations nationwide
- Currently 2 locations in Las Vegas with more coming
- Traffic generator for the shopping center
- Brand new prototype with modern design

Demographics

	1 Mile	3 Mile	5 Mile
Population 2024	8,528	103,596	249,220
Population 2029 (projection)	8,973	110,760	262,426
5 Year Growth	0.76%	2.06%	1.23%
Households	3,346	40,963	98,328
Median Household Income	\$83,189	\$82,798	\$83,731



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