

Now Leasing



10890 S Eastern Ave.
Henderson, NV 89052

1,700 SF Turn Key Restaurant

 **SANSONE**
INVESTMENTS

Devon Sansone
(702) 321-1927
Devon@SansoneInvestments.com



Leasing Details

Space Available:
1,700 SF Turnkey
Restaurant

Restaurant & Retail

Lease Rate: \$3.20/SF
NNN

Property Highlights

- Turn-Key Restaurant including equipment
- Excellent demographics; over 80,000 vehicles per day
- Excellent synergy with like tenants
- Traffic Light access with easy ingress/egress
- Pylon signage available

Demographics



POPULATION	1-mile	3-mile	5-mile
2025 Population	19,322	121,522	307,302

HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	7,663	48,934	124,640

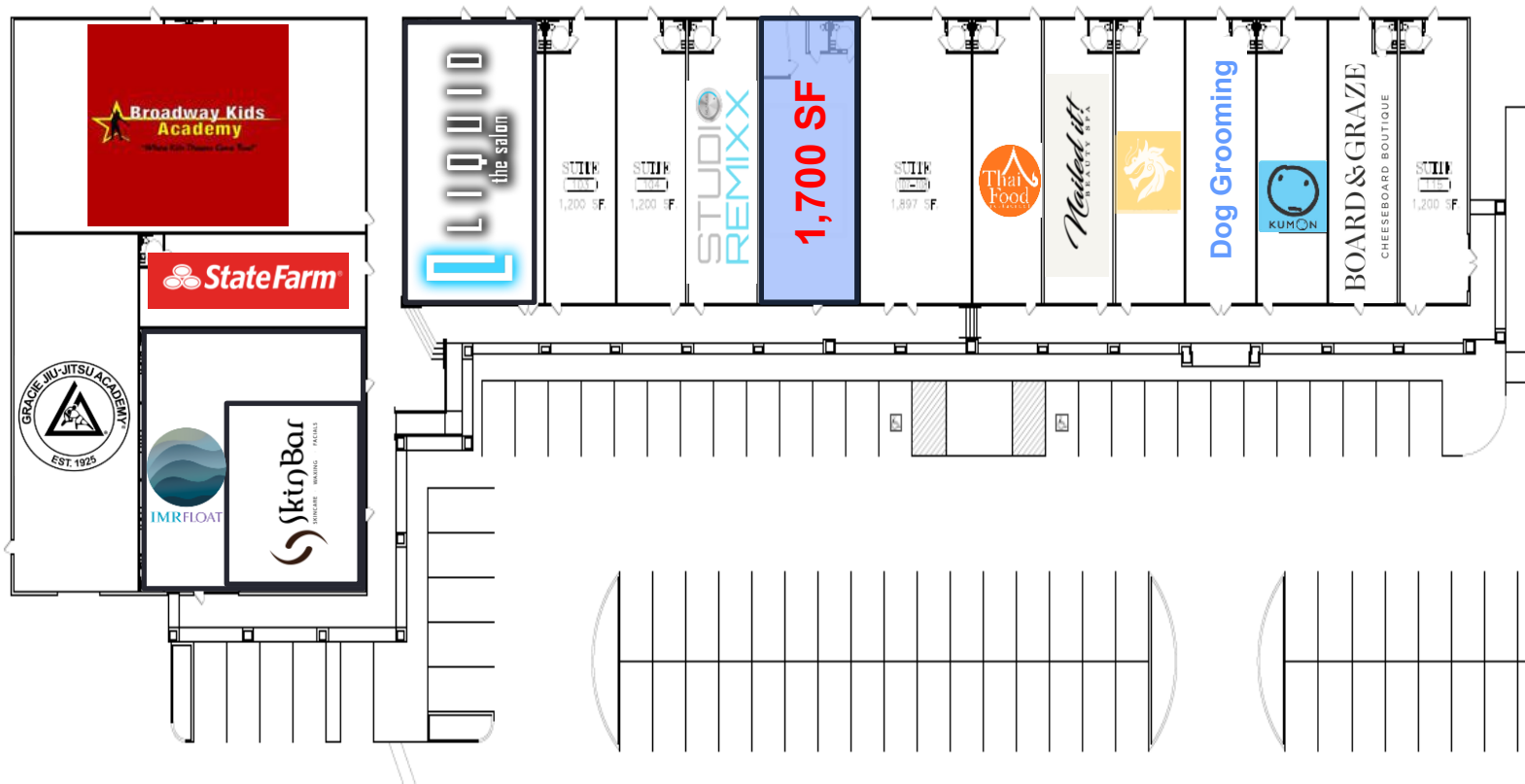
INCOME	1-mile	3-mile	5-mile
2025 Average Household Income	\$119,737	\$112,972	\$108,737

Space Plan

Space Available:
1,700 SF

Restaurant & Retail

Lease Rate:
\$3.20/SF NNN



10890 S Eastern Ave.
Henderson NV, 89052

Devon Sansone (702) 321-1927
Devon@SansoneInvestments.com

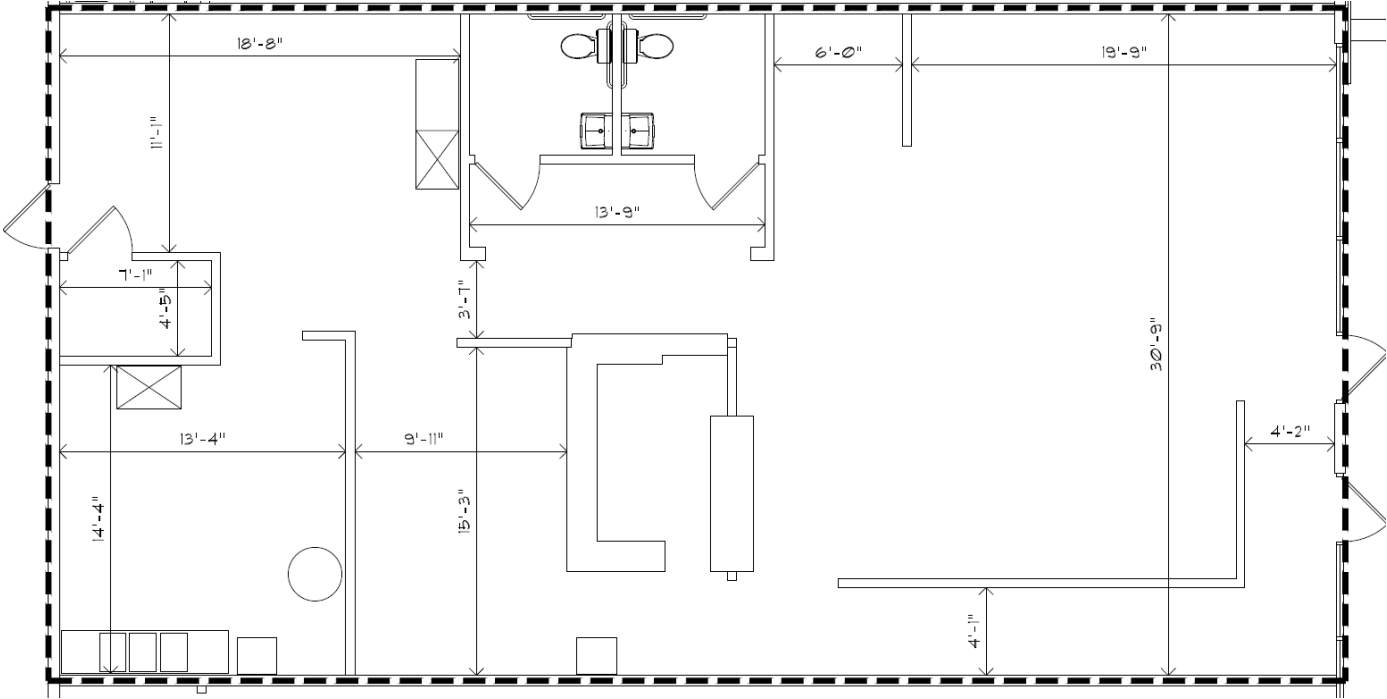


Space Plan

Space Available:
2,400 SF

Turn-Key
Restaurant

Lease Rate:
\$3.20/SF NNN



10890 S Eastern Ave.
Henderson NV, 89052

Devon Sansone (702) 321-1927
Devon@SansoneInvestments.com



Aerial

76.1K Visits
Over Past 12
Months to Nearby
Restaurant

6.2 miles
To the Las Vegas
Strip

Great for retail and
restaurants

Devon Sansone

(702) 321-1927
Devon@SansoneInvestments.com



EASTERN AVE.
80k vehicles/day

1,700 SF
Available



**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com



SANSONE
INVESTMENTS