# FOR LEASE



1,190 SF- 5,000 SF Retail Space Available

11 – 43 S Stephanie St. Henderson, NV 89012

### **MILES SANSONE**

- Phone: (702) 768-1930 (702) 914-9500 x107
- Email: Leasing@SansoneCompanies.com







## **LEASING DETAILS**

SPACE AVAILABLE 1,188 SF- 5,000 SF

LEASE PRICE \$3.25 PSF

NNN \$0.50 PSF

TIA LANDLORD WILL CONTRIBUTE FOR

**G**REASE INTERCEPTOR

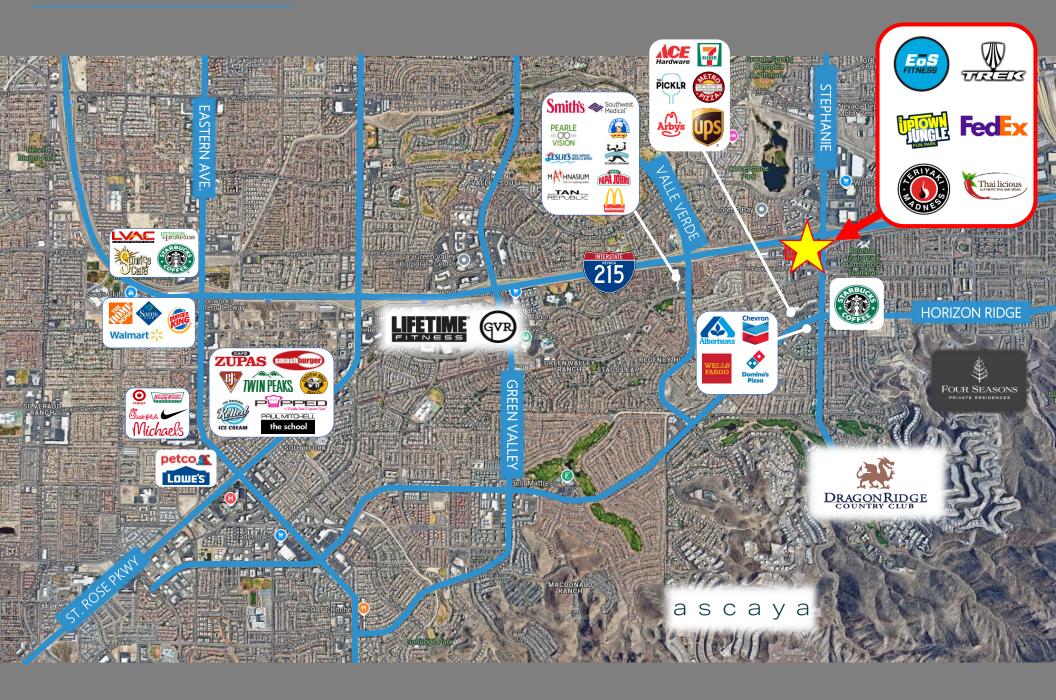
# PROPERTY HIGHLIGHTS

- EOS Gym anchored with strong Tenant Mix
- Located off of I-215
- Affluent area with great demographics
- Huge Open parking field
- National Tenants: EOS, UpTown Jungle ,Trek's, and more!

### **DEMOGRAPHICS**

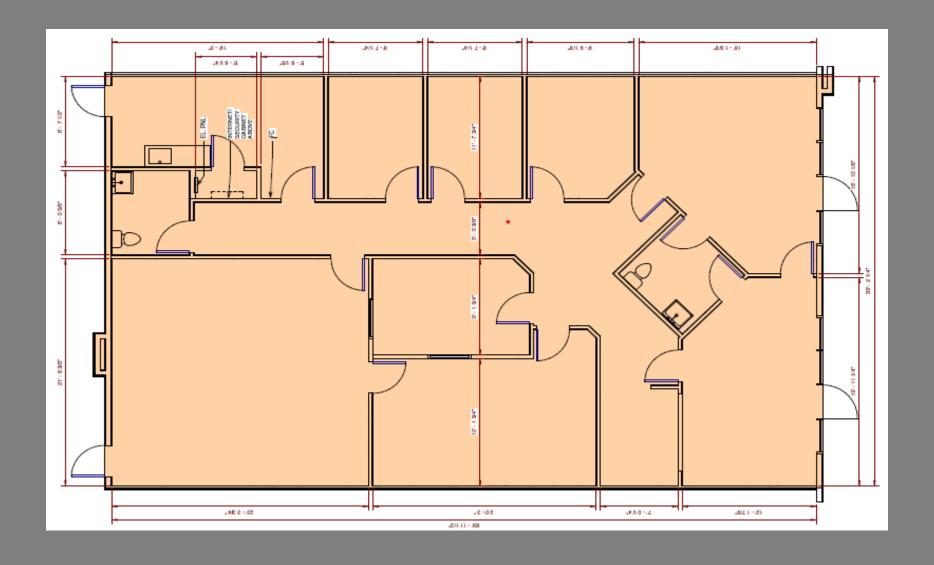
POPULATION	2-mile	5-mile	10-mile
2024 Population	20,701	112,010	300,527
HOUSEHOLDS	2-mile	5-mile	10-mile
2024 Households	8,747	45,958	119,225
INCOME	2-mile	5-mile	10-mile
2024 Average	\$107,313	\$108,090	\$98,254



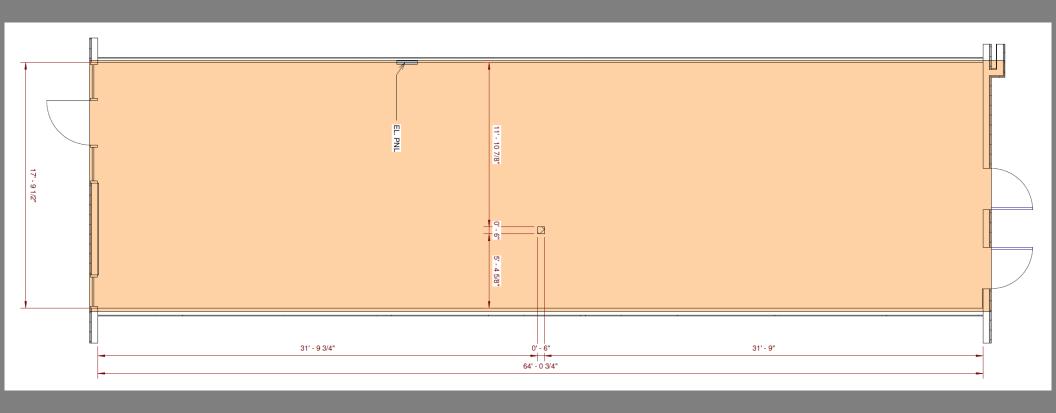




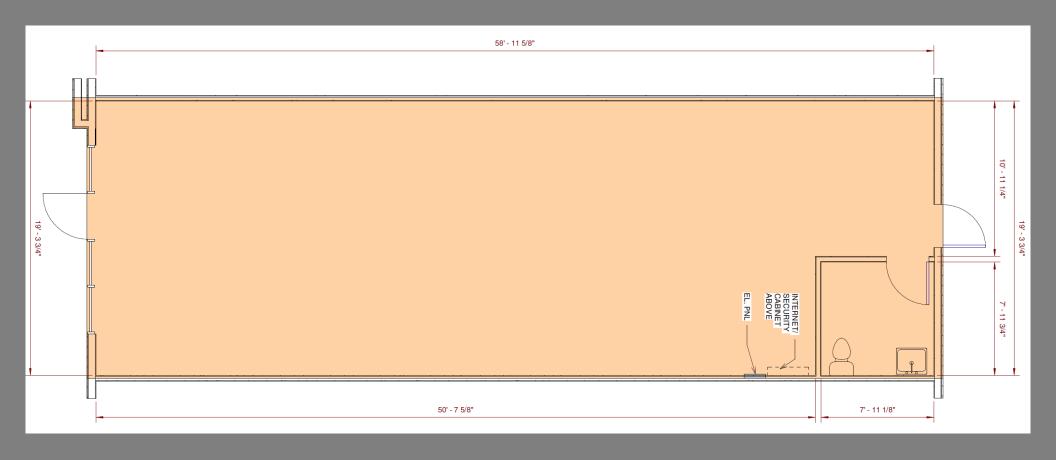
SUITE 120 -130	<b>A</b> VAILABLE	2,589 SF
SUITE 150	<b>A</b> VAILABLE	1,191 SF
Suite 140	<b>A</b> VAILABLE	1,188 SF
FUTURE PAD A	<b>A</b> VAILABLE	4,800 SF
FUTURE PAD B	AVAILABLE	5,000 SF



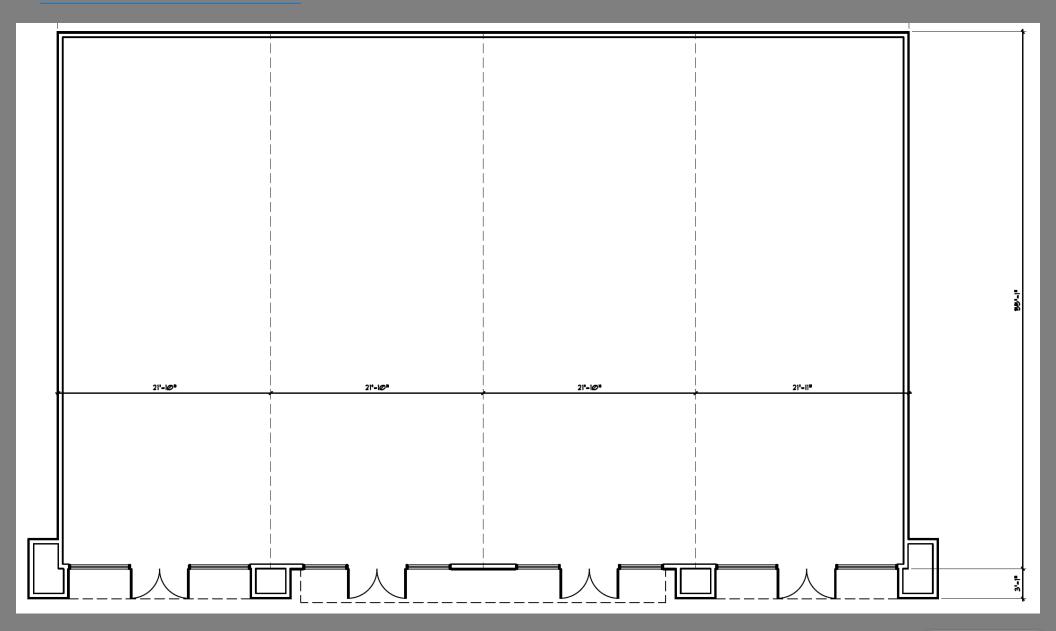






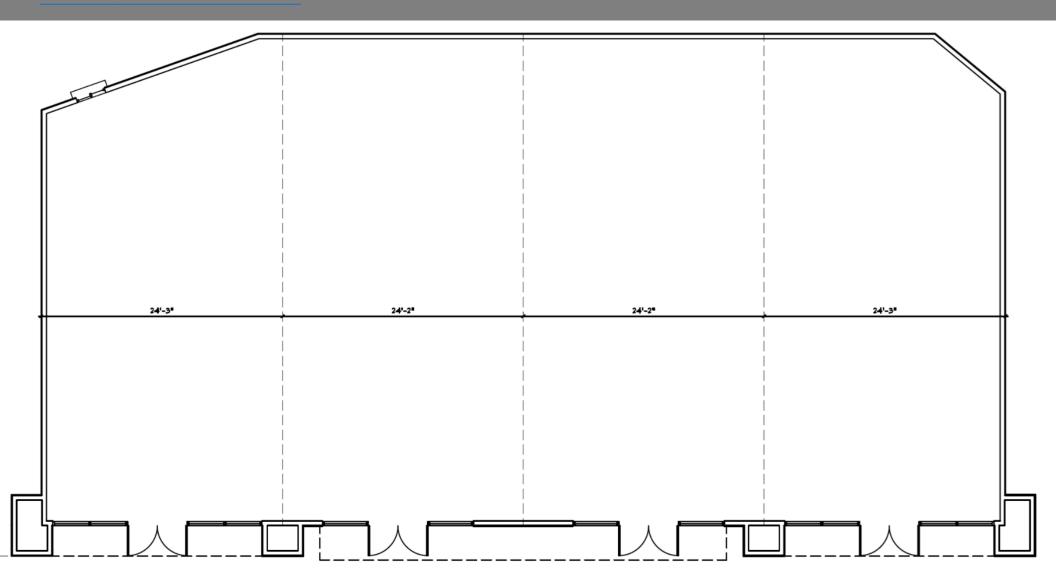














Stephanie Beltway Plaza Henderson, NV 89012

