

FOR LEASE



Stephanie St



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

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

www.SansoneCompanies.com



Stephanie Beltway Plaza
Henderson, NV 89012



LEASING DETAILS

SPACE AVAILABLE	1,188 SF- 5,000 SF
LEASE PRICE	\$3.25 PSF
NNN	\$0.50 PSF
TIA	LANDLORD WILL CONTRIBUTE FOR GREASE 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	AVAILABLE	2,589 SF
SUITE 150	AVAILABLE	1,191 SF
SUITE 140	AVAILABLE	1,188 SF
FUTURE PAD A	AVAILABLE	4,800 SF
FUTURE PAD B	AVAILABLE	5,000 SF

Stephanie Beltway Plaza
Henderson, NV 89012













