

Cornet Plaza

771 E. HORIZON DRIVE
HENDERSON, NV 89015



Building Type: Strip Retail Center
Buildable Pad Available: ± 1,500 SF
Lease Rate: Contact Broker for Rates
NNN: \$0.60/SF
Zoning: CC (City of Henderson)
Traffic Counts: 27,000 vehicles per day

Demographics

Population

1 Mile Radius	15,708
3 Mile Radius	82,243
5 Mile Radius	124,111

Annual Household Income

1 Mile Radius	\$81,975
3 Mile Radius	\$87,835
5 Mile Radius	\$97,483

2022 Estimated Demographics

Built in 2007, Cornet Plaza is located off the busy corner of Horizon Drive and College Drive, at the center of the Henderson retail corridor. With a vibrant and diverse mix of tenants, this 27,160 square foot center is surrounded by many national destination retailers such as Lowes, Albertsons, McDonalds and Taco Bell. The College of Southern Nevada and Foothill High School are within walking distance.

- Freestanding buildable pad available- contact Broker for more info.
- Just signed: Great Clips and Spoiled Paws Pet Grooming
- Join Intermountain Healthcare, Capriotti's, Papa John's, Hammer's Bar & Grill, Amber Hills Dental, GoAuto Insurance and more
- Lennar is currently building 794 single family homes in their new Black Mountain Ranch community, just to the west of the center on Horizon Dr.

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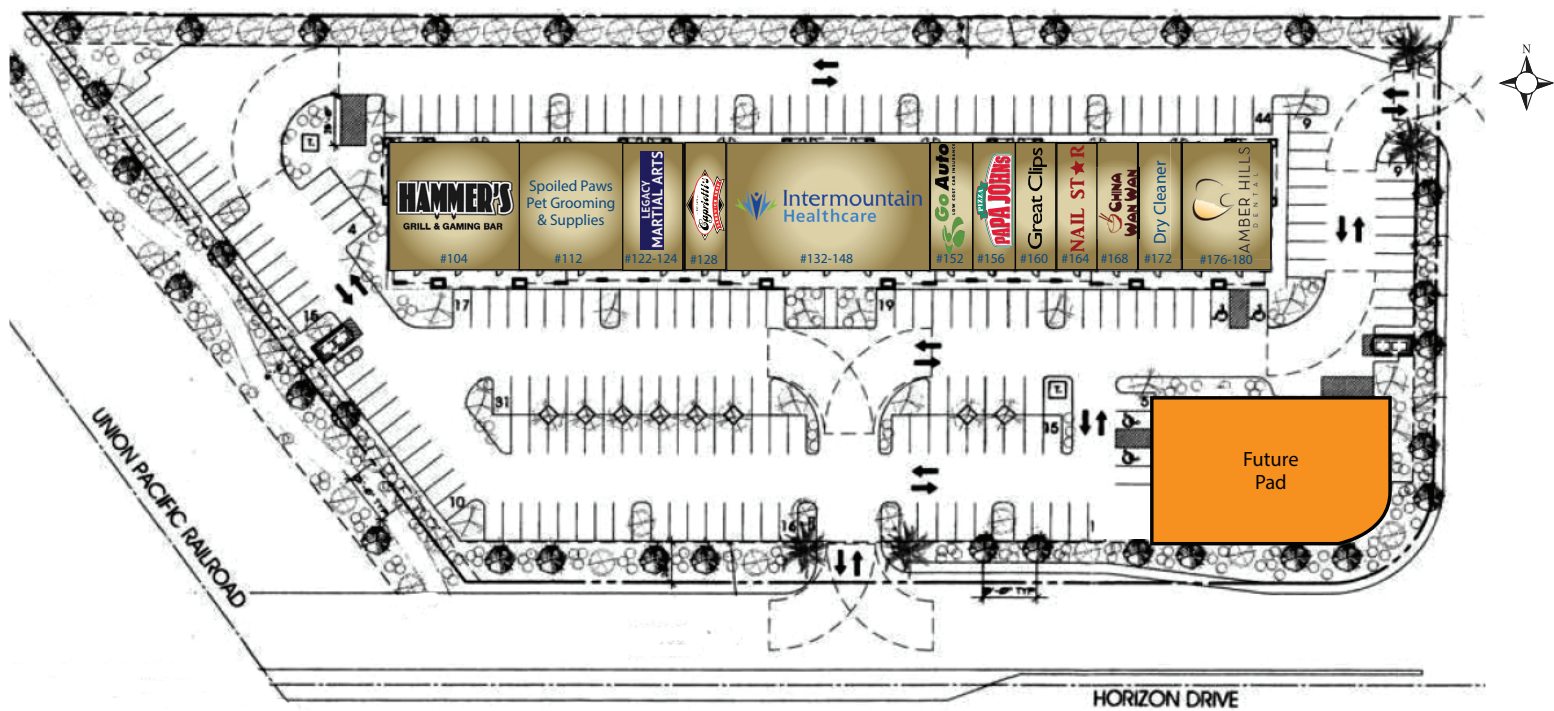
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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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Monument Sign on Horizon Drive
27,000 cars per day



Built in 2007, Cornet Plaza is located off the busy corner of Horizon Drive and College Drive, the center of the Henderson retail corridor. With a vibrant and diverse mix of tenants, this 26,888 square foot center is surrounded by many national destination retailers such as Lowes, Albertsons, McDonalds, Starbucks and Taco Bell. The College of Southern Nevada and Foothill High School are within walking distance.



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