

FOR LEASE

# 2567 E. WINDMILL PKWY.

HENDERSON, NV 89074

RETAIL

2ND GEN MEDICAL OFFICE SPACE AVAILABLE ADJACENT SHERWIN WILLIAMS



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# 2567 E. WINDMILL PKWY.

LOCATED E/SEC OF WINDMILL PKWY. & PECOS RD.

RETAIL



## PROPERTY INFO

Located in the heart of Green Valley with a Henderson address. Space is located on the west end cap of a free standing pad building, adjacent to Sherwin Williams store, open since 1999. Strong daytime and weekend traffic in a dense mature neighborhood and professional office community.

## HIGHLIGHTS

- + Ideal for a Retail, Office or Medical Office user
- + (1) mile demographics: Population - over 22,000
- + Fully improved physical therapy space with indoor pool
- + West end cap with **three** sides of building for signage
- + **Pylon signage available for Tenant's use - fronting Windmill Pkwy.**
- + Two tenant pad building - adjacent to Sherwin Williams store
- + Excellent parking, visibility and signage



INDOOR  
POOL



## LEASE INFO

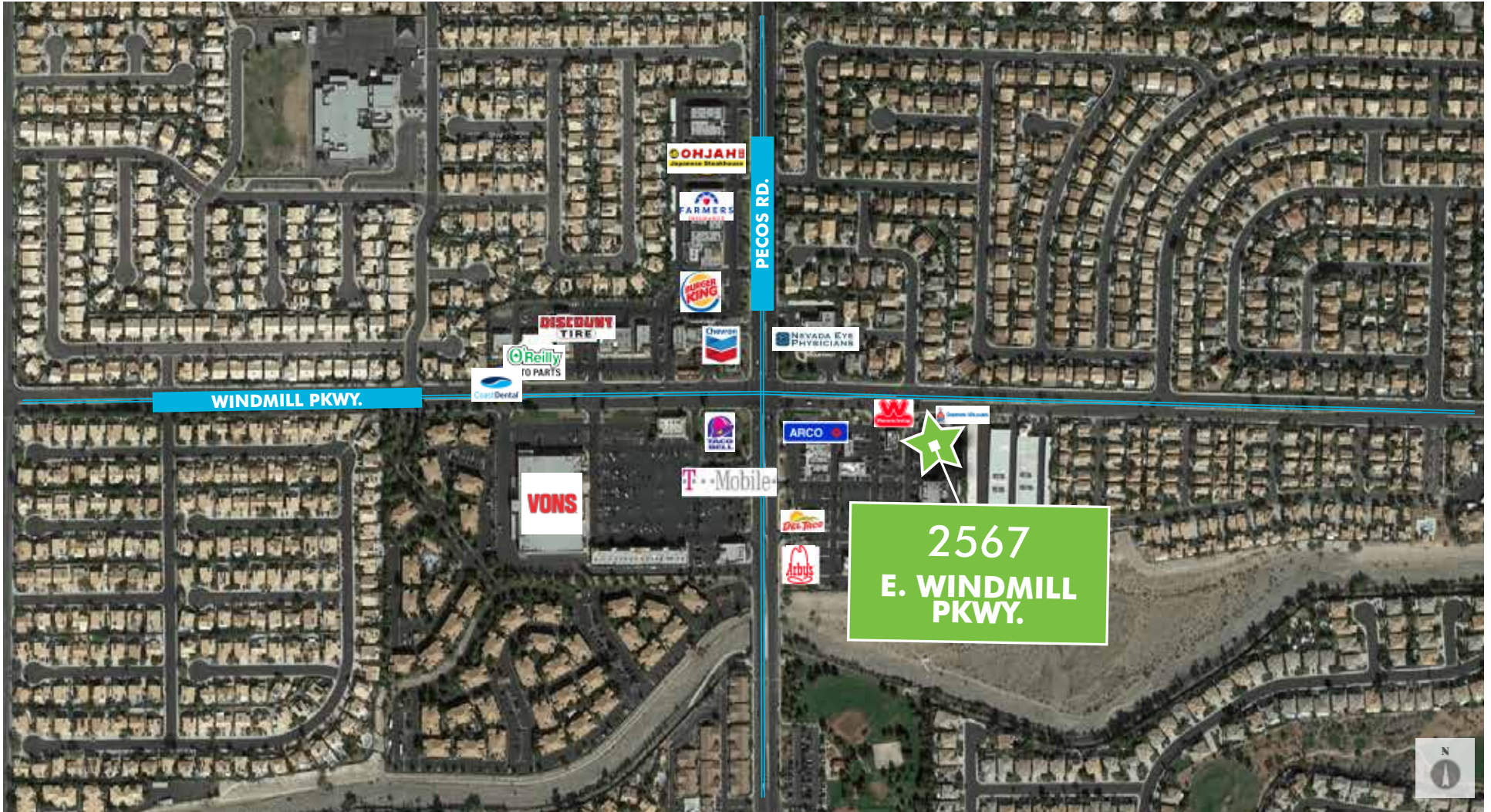
SUITE B	±3,000 SF
former physical therapy space	<i>call Broker to schedule tour</i>
LEASE RATE	\$1.75 - \$2.00 PSF
LEASE TYPE	NNN
2017 EST. CAMS	\$0.40 PSF
ZONING	Henderson, Community Commercial (CC)

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## 2017 Estimated Demographics

	1-Mile	3-Mile	5-Mile
Population	23,232	152,792	357,542
Median HH Income	\$64,467	\$60,526	\$55,464

## 2016 Traffic Counts

Pecos Rd. S of Pebble Rd.	27,000
Windmill Ln. E of Eastern Ave.	18,000



## CONTACT US

### Penny Mendlovic

Vice President  
+1 702 369 4932  
penny.mendlovic@cbre.com  
Lic. 39894

### Alexandria Keser

Client Services Specialist  
+1 702 369 4808  
alex.keser@cbre.com  
Lic. 0178186

### CBRE - Las Vegas

3993 Howard Hughes Pkwy., Ste. 700  
Las Vegas, NV 89169  
+1 702 369 4800  
www.cbre.com/lasvegas

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