

FOR LEASE



Drive Thru Pad Available

2590 St. Rose Pkwy Henderson, NV 89074

MILES SANSONE

(702) 914-9500 x 107 o.

(702) 768-1930 c

Leasing@SansoneCompanies.com

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

 www.SansoneCompanies.com



2590 St. Rose Pkwy
Henderson, NV 89052

LEASING DETAILS

Space Available:
Drive Thru Pad
(+/- 3,200 SF)

Lease Price:
\$3.25 PSF NNN

NNN:
\$0.51 PSF



PROPERTY HIGHLIGHTS

- Stand-Alone Drive-Through
- Pylon and Digital Sign Available
- Traffic Light Access
- Affluent area with great demographics
- Close to restaurants, freeway and hospital
- Close Proximity to I-215, Eastern Avenue, St. Rose Hospital
- Adjacent to 60,000 SF Class A Office Building

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2021 Population	20,555	149,994	298,568

HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	8,268	57,953	117,543

INCOME	1-mile	3-mile	5-mile
2021 Average Household Income	\$68,414	\$73,363	\$70,389

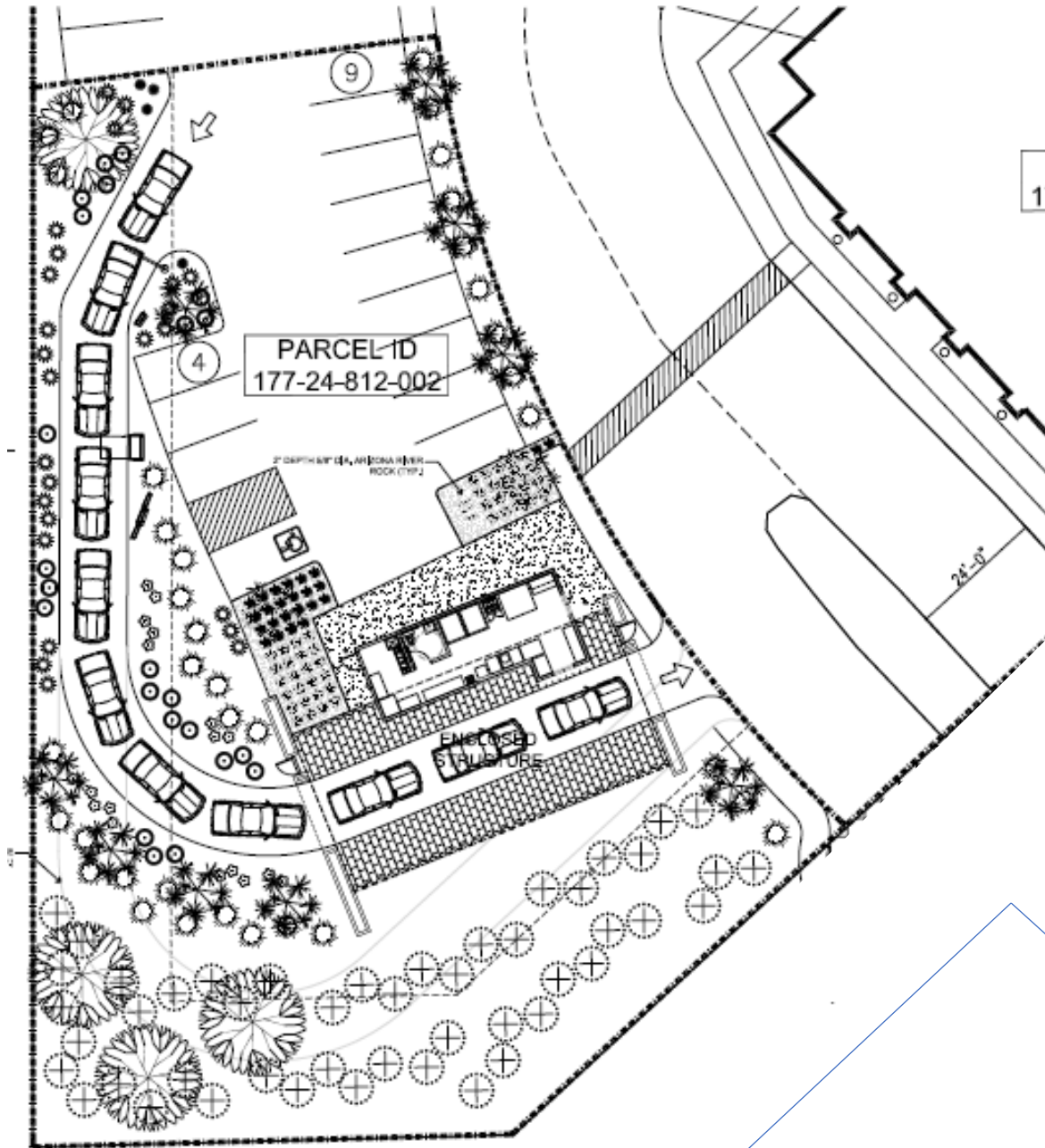


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SANSONE
COMPANIES

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ST. ROSE PARKWAY

ST. ROSE PARKWAY

CORONADO CENTER DRIVE

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