

**221 N STEPHANIE STREET**   
**HENDERSON, NV 89074**





# PROPERTY HIGHLIGHTS

## PROPERTY DETAILS

**BUILDING SIZE:** **±4,317 SF**

**PARCEL SIZE:** **±0.80 AC**

**ZONING:** **CC (COMMUNITY COMMERCIAL)**

**YEAR BUILT:** **2004, RENOV. 2018 & 2024**

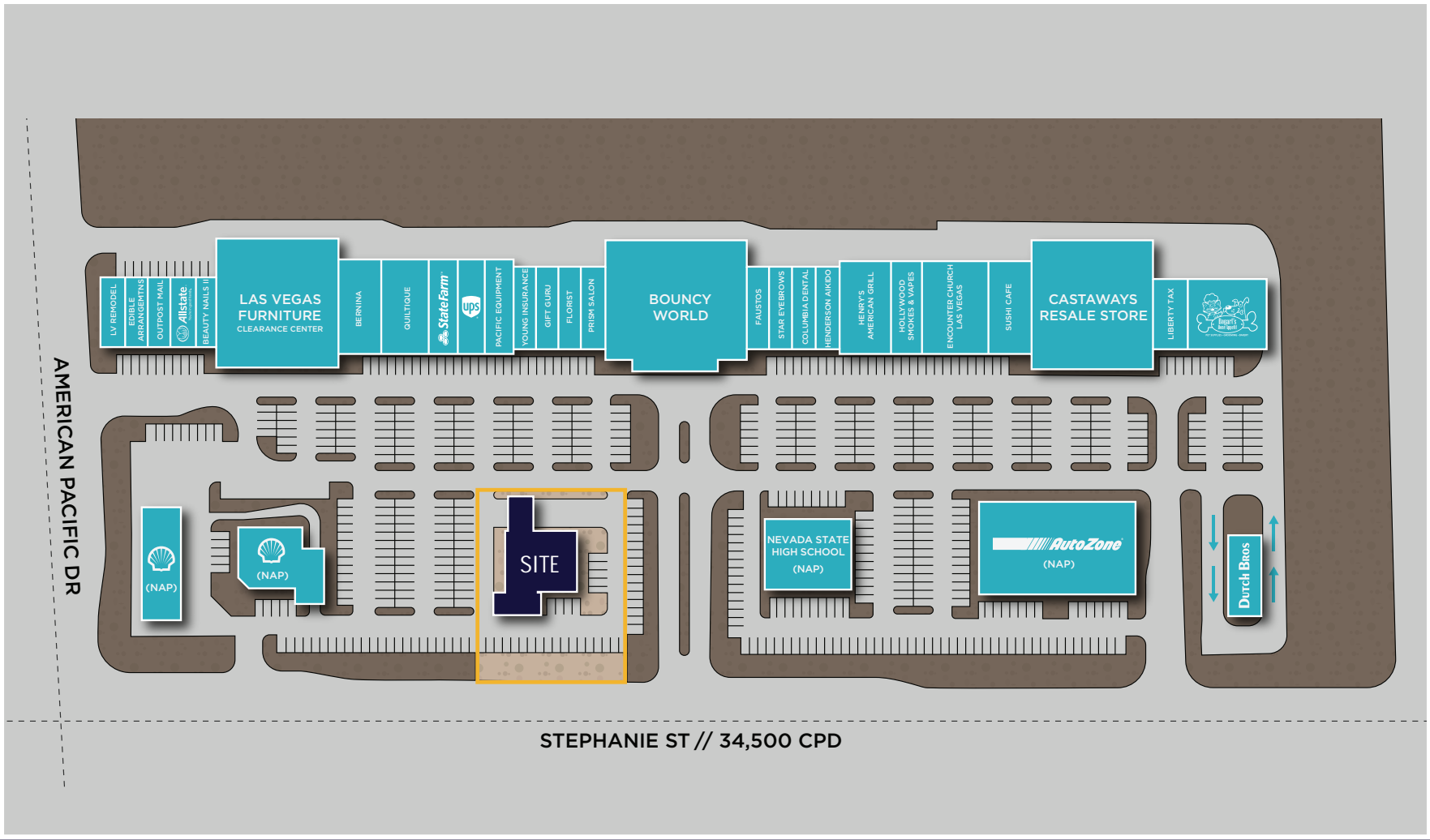
## OPPORTUNITY BENEFITS

- Fully Built-out freestanding Restaurant with Drive-thru located on Stephanie Street and Pacific Drive with street frontage
- Private patio included
- Located within highly desirable Galleria retail corridor
- Less than 1 mile to I-215 Beltway
- Co-tenants: Autozone, UPS, Edible Arrangements, Dutch Bros Coffee, Meraki Greek and many more

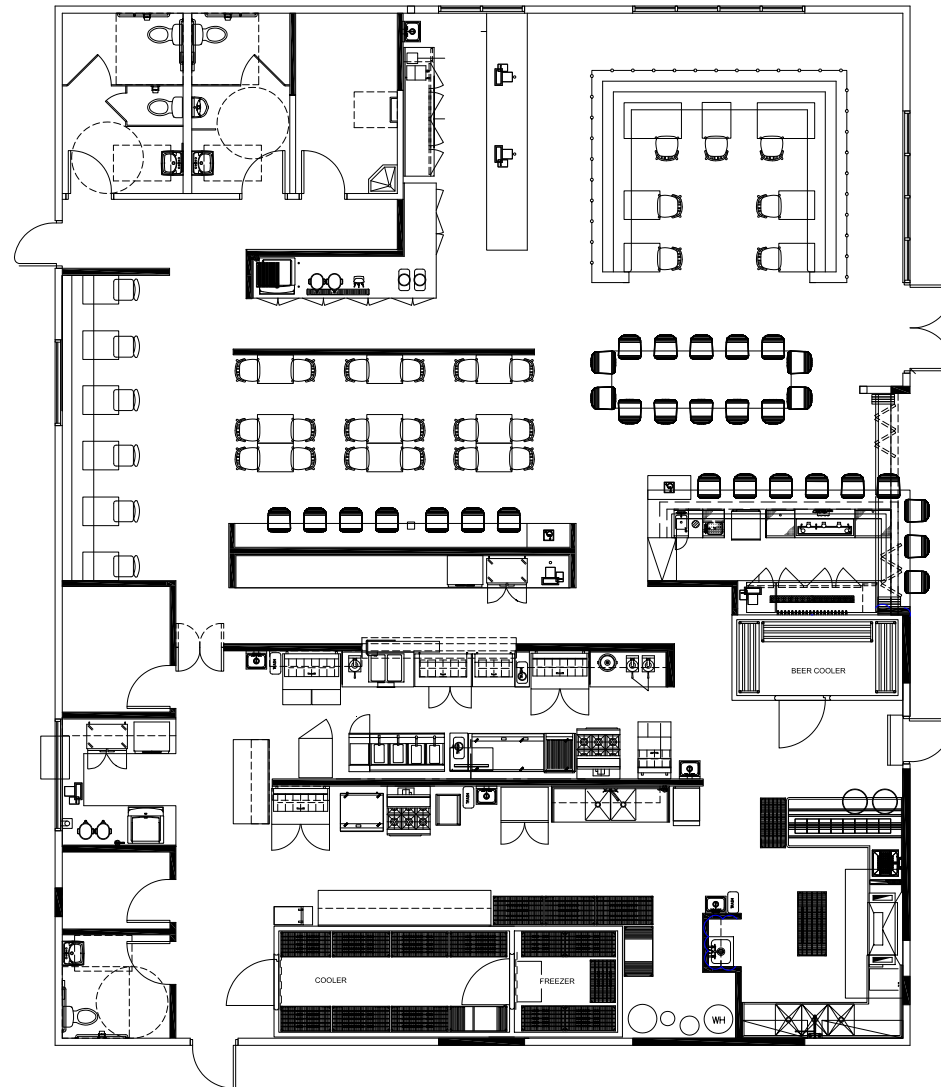


# SITE PLAN

LEASED AVAILABLE



# FLOOR PLAN



# NEARBY RETAIL





# DRIVE TIME & DEMOGRAPHICS

## POPULATION (2025)

1 MILE	18,461
3 MILES	99,627
5 MILES	285,176

## AVG HH INCOME (2025)

1 MILE	\$143,749
3 MILES	\$134,885
5 MILES	\$123,789

## # OF HOUSEHOLDS (2025)

1 MILE	7,751
3 MILES	41,812
5 MILES	116,357



# LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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