

AVAILABLE FOR LEASE

OFFICE/RETAIL & 2ND GEN RESTAURANT

COUNTRY CLUB CENTER

1770-1780 W. Horizon Ridge Pkwy
Henderson, NV 89012

PRESENTED BY:

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PROPERTY SUMMARY



SUMMARY

PARKING SPACES:	122
NNN CHARGES:	35¢ PSF/month
TI ALLOWANCE:	Negotiable
GREASE TRAP:	Ready for use
PARKING RATIO:	5.75/1k
ZONING:	CN
SUBDIVISION:	Corporate Center
MARKET:	Henderson

SPACE DESCRIPTION

1770-100 / 2ND GEN RESTAURANT	\$2.00 SF/month	1,665 - 2,475 SF
1776-100 / FORMER EYE INSTITUTE	\$2.00 SF/month	1,800 - 3,000 SF
1776-110 / FORMER INSURANCE AGENCY	\$2.00 SF/month	1,200 - 3,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,245	34,334	87,372
TOTAL POPULATION	10,174	84,526	216,982
AVERAGE HH INCOME	\$94,781	\$91,248	\$89,659

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1770 W HORIZON RIDGE PKWY



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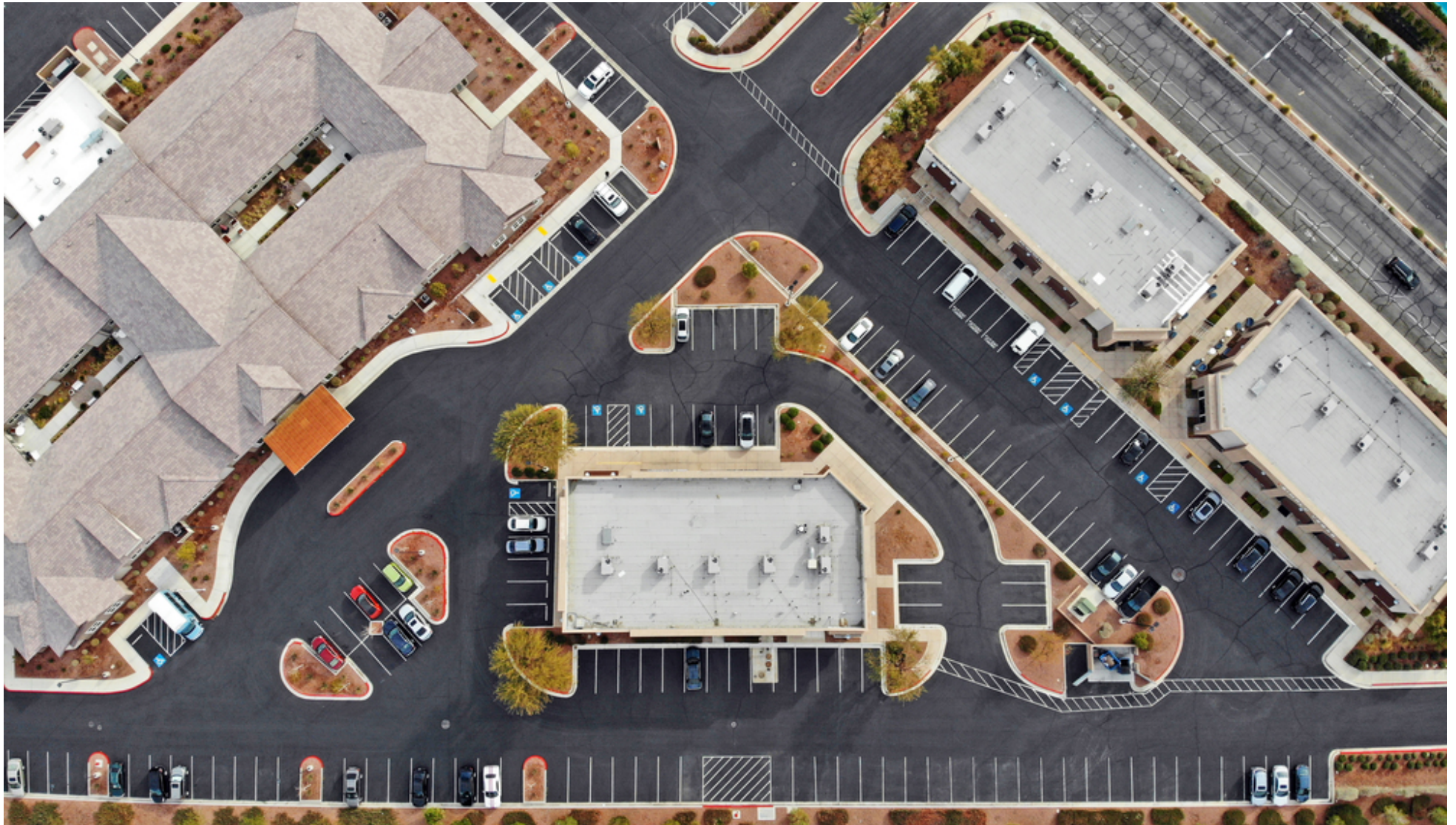
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LOCATION MAP



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