

HORIZON COMMERCIAL CENTER

2230 West Horizon Ridge Parkway
 Henderson, NV 89052

FOR LEASE



PROPERTY HIGHLIGHTS:

- ±800 SF suite available
- Lease rates: \$1.95 SF/M NNN
- CAM's: \$0.43 SF/M
- Zoning: C-C (Community Commercial)
- High traffic counts ±18,000 vehicles per day via Horizon Ridge Parkway
- Strong area demographics
- Busy trade corridor
- Surrounded by dense residential area
- Excellent tenant mix Liquor City, AutoZone, Roberto's Taco Shop & Tire Works
- 1 Mile South of the Green Valley Parkway and I-215 Beltway exchange

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	±14,605	±117,299	±296,347
Household Income	\$90,182	\$97,962	\$87,803



5960 South Jones Boulevard
 Las Vegas, Nevada 89118
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Service You Deserve. People You Trust.

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AVAILABLE FOR LEASE:

BUILDING/SUITE	SQUARE FOOTAGE	LEASE RATE PSF/M	CAM'S SF/M	MONTHLY RENT	AVAILABILITY
Bldg 2230 Suite 120	±800 SF	\$1.95 PSF NNN	\$0.43 SF/M	\$1,904.00/M	Immediately



TENANT ROASTER	
BUILDING/SUITE	TENANT
Bldg. 2220	Tire Works
Bldg. 2230 Suite 100	Lami Nails
Bldg. 2230 Suite 110	Barber
Bldg. 2230 Suite 120	VACANT
Bldg. 2230 Suite 130	Roberto's
Bldg. 2230 Suite 150	Liquor City
Bldg. 2240	Autozone

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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