

PAD SPACE FOR GROUND LEASE ON ST ROSE

NWC St. Rose Pkwy and Amigo St | 11095 Amigo St | Henderson, NV 89052



AVAILABLE ZONING	Approximately 0.75 Acres Clark County General Commercial (C-2)
JURISDICTION	CC Enterprise - 89052
PARCEL	17734701031

PROPERTY HIGHLIGHTS

- Will be partially occupied by Cox Communications
- Excellent visibility off of St. Rose
- Hard corner signalized intersection
- Delivery Condition: AS-IS, tenant to complete all site work
- Ground Lease Rent: Contact Broker

NEARBY TENANTS



2023 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	137,787
	Average HH Income:	\$116,611
	Traffic Counts: St Rose	48,507 vpd



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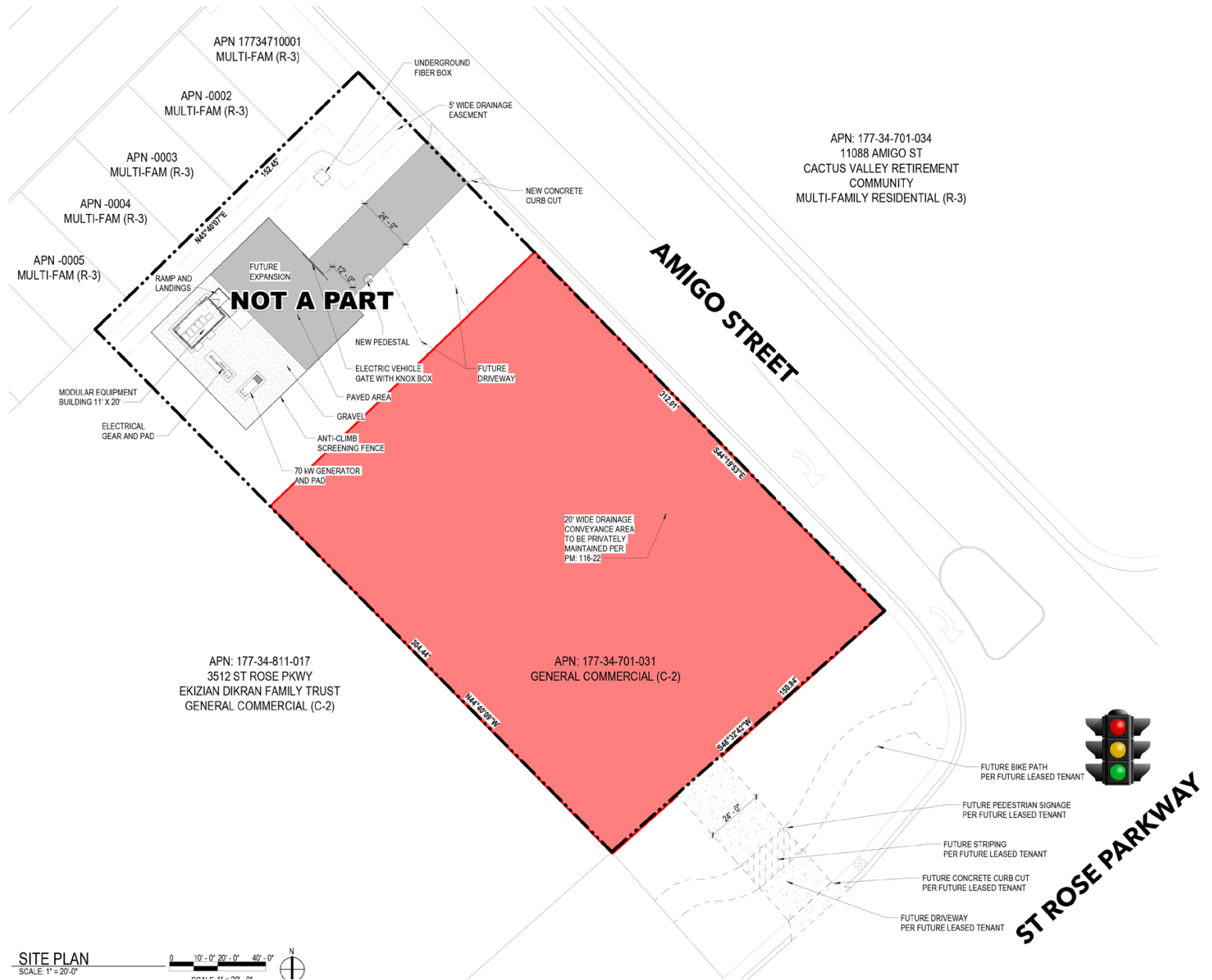
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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile **18,313**
 3-Mile **137,787**
 5-Mile **283,910**



Average Household Income

1-Mile **\$102,460**
 3-Mile **\$116,611**
 5-Mile **\$126,708**



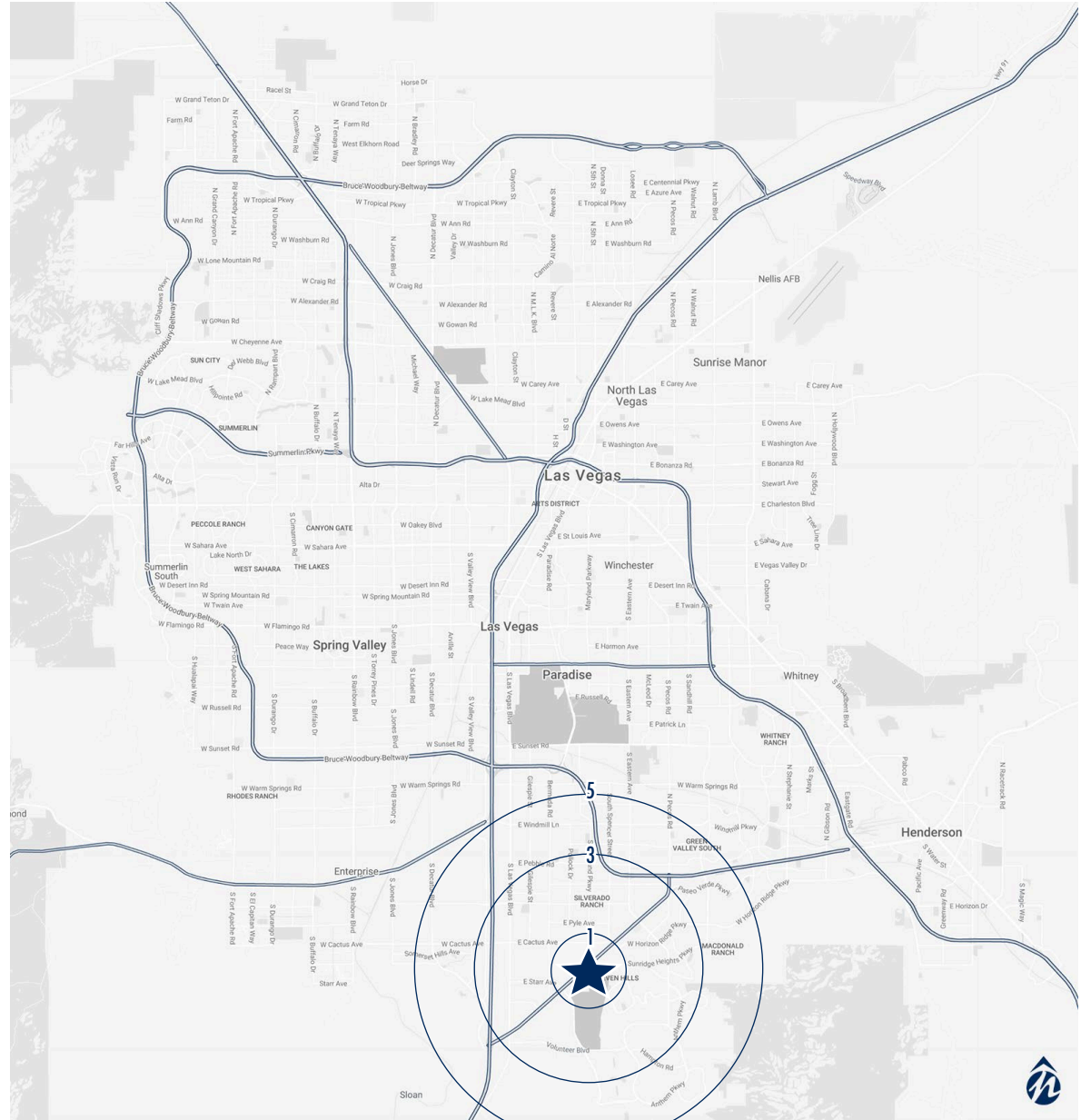
Number of Households

1-Mile **6,756**
 3-Mile **54,033**
 5-Mile **113,860**



Daytime Population (Employees)

1-Mile **2,407**
 3-Mile **27,141**
 5-Mile **65,563**



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