

2.14 AC PAD OPPORTUNITY

ATHENIAN DR & OLYMPIC AVE HENDERSON, NV 89014









OPPORTUNITY BENEFITS



Ground lease or joint venture opportunity, adjacent to Green Valley Town Center III, located in the heart of Green Valley on Sunset Road



The site offers ample parking and visibility along Sunset Road



Neighboring tenants include Bank of America, TGI Friday's, Olive Garden, Wendy's, Galaxy Luxury Theater, Barley's Casino and Brewing Company, Trader Joe's, Smith's, and more

PROPERTY DETAILS

• Parcel #	161-32-412-002
Lot Size	2.14 AC
• Rent	Inquire With Broker
• Zoning	CC

AMENITIES & TRANSIT



DRIVE-TIME MAP & DEMOGRAPHICS



POPULATION

1 MILE: 13,955

3 MILES: 116,520

5 MILES: 274,333



AVG HH INCOME

1 MILE: \$124,240

3 MILES: \$115,128

5 MILES: \$104,589

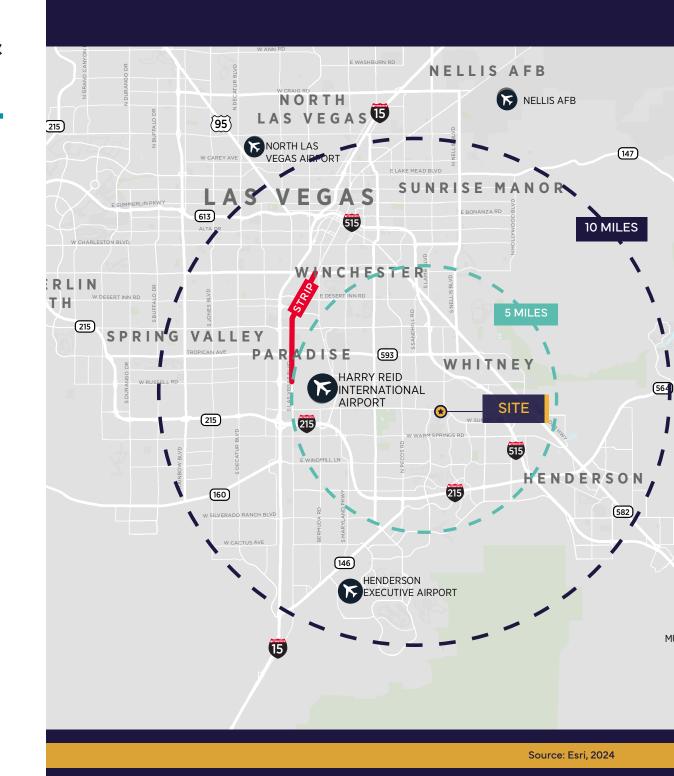


OF HOUSEHOLDS

1 MILE: 5,369

3 MILES: 38,880

5 MILES: 93,051





For More Information, Please Contact:

DAN HUBBARD

Managing Director +1 702 688 6934 dan.hubbard@cushwake.com LIC #S.0013713.LLC

FERNANDO MARTINEZ-REDING

Associate +1 702 605 1746 fernando.martinezreding@cushwake.com LIC #S.0200151



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 12/03/24