

PRIME HENDERSON SPACE

FOR LEASE

# MARYLAND EASTERN CENTER

11041 South Eastern Avenue // Las Vegas, Nevada

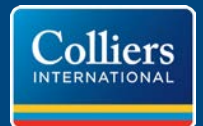


JOIN OUR  
NEWEST TENANT  
"POSARE SALON"

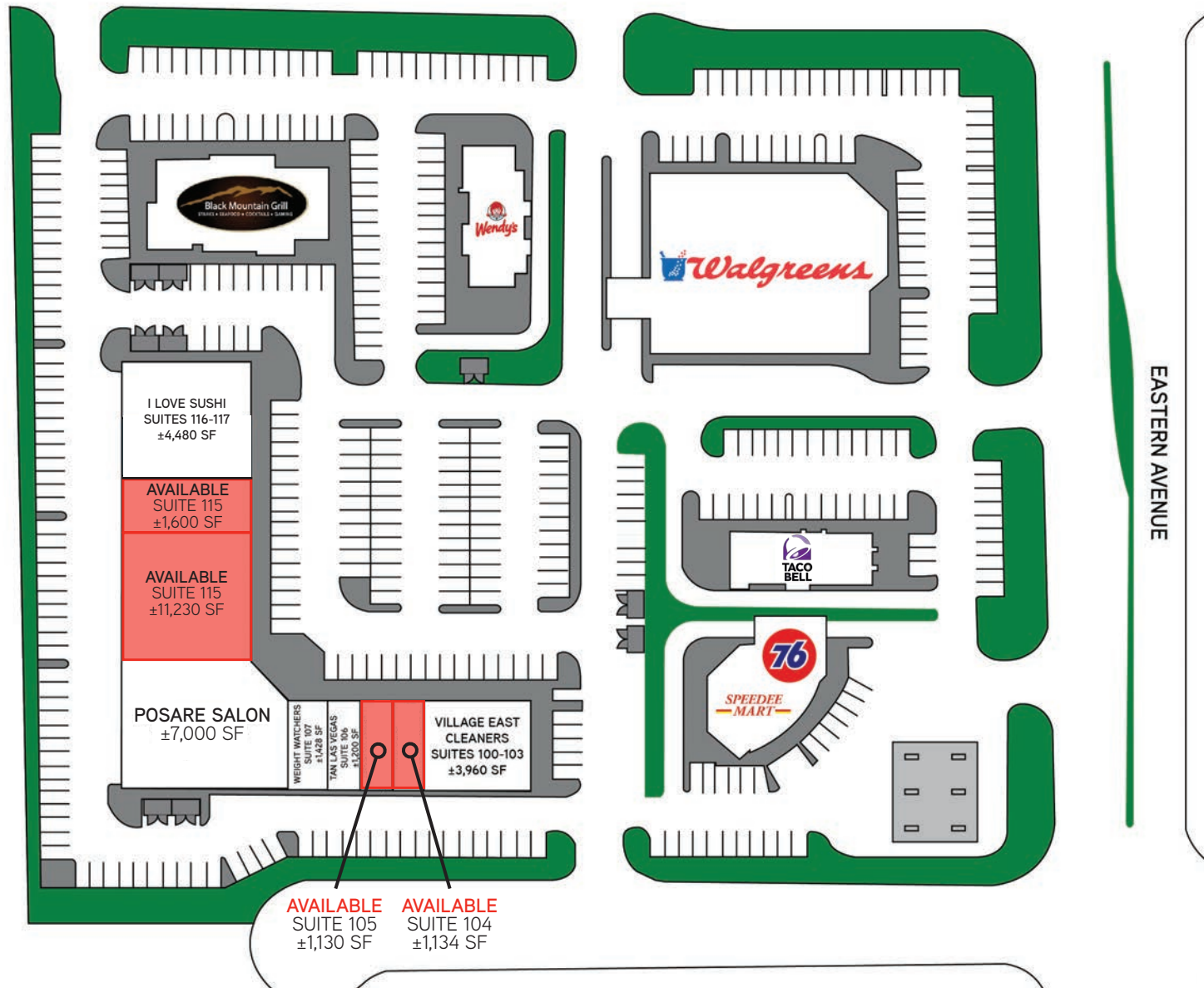
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# SUNRIDGE HEIGHTS



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# SPACE AVAILABLE FROM ±1,130 SF - ±11,230 SF

## PROPERTY DESCRIPTION

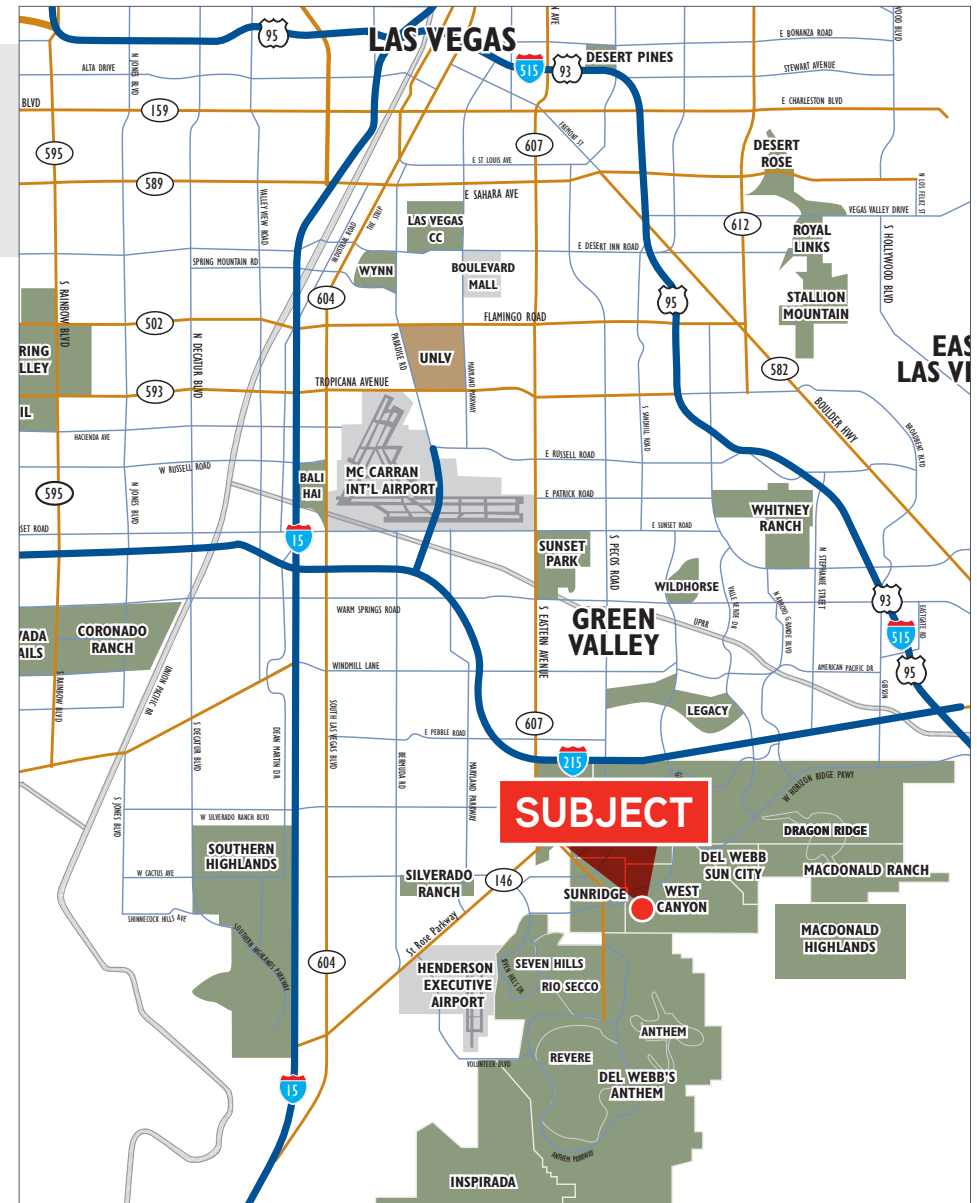
The Maryland Eastern Shopping Center is well positioned in the Green Valley Master planned community located in the heart of Henderson, Nevada just 1.6 miles from the St. Rose Dominican Hospital and 4.5 miles from I-215 Beltway. The property is shadow anchored by Walgreens, Taco Bell, Wendy's, Union 76 and Black Mountain Grill.

## PROPERTY DETAILS

- ±1,600 SF, Former restaurant space
- ±1,130 SF, Shop space ready for immediate occupancy
- Anchor space could be modified and is an ideal location for a Fitness Use.
- Prime Henderson location
- Densely populated trade area
- Signalized Intersection
- Pylon Signage Available
- Co Tenants include Weight Watchers, I Love Sushi, Vape 2o, Tan Las Vegas, Village East Cleaners and Posare Salon

| Demographics    | 1        | 3        | 5        |
|-----------------|----------|----------|----------|
| Est. Population | 16,180   | 112,877  | 261,901  |
| Avg. HH Income  | \$88,925 | \$64,572 | \$61,118 |

Claritas 2015



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