

PRIME HENDERSON SPACE

FOR LEASE

# MARYLAND EASTERN CENTER

11041 South Eastern Avenue // Las Vegas, Nevada



JOIN OUR  
NEWEST TENANT  
"POSARE SALON"

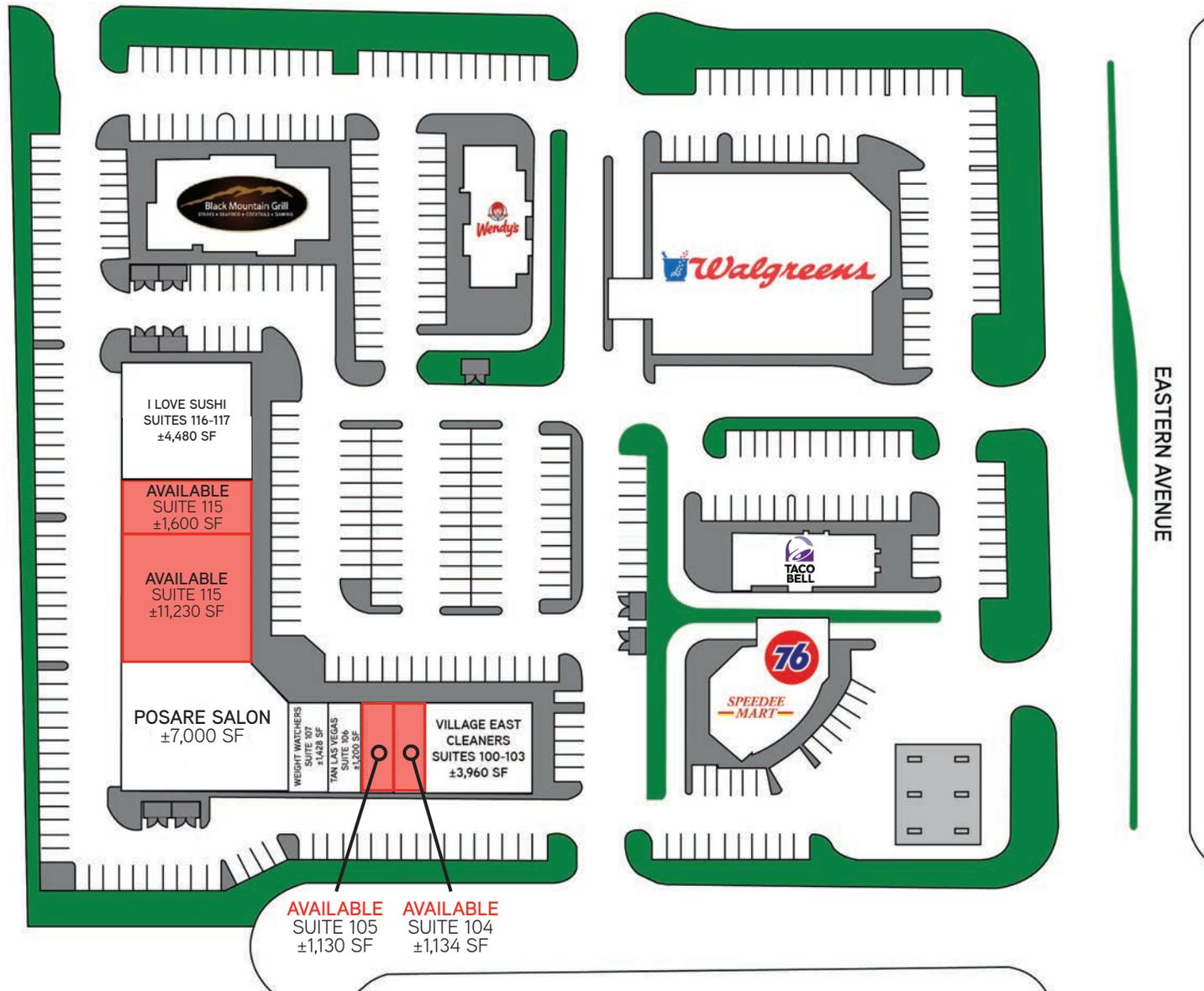
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SUNRIDGE HEIGHTS



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AVAILABLE  
±11,230 SF

AVAILABLE  
±1,600 SF

AVAILABLE  
±1,130 SF

AVAILABLE  
±1,134 SF

POSARE SALON

weightwatchers

TAN LAS VEGAS

Village East Cleaners

I  
Sushi

Black Mountain Grill  
STEAKS • SEAFOOD • COCKTAILS & GRILL

Wendy's

SPEEDEE  
MART

76

TACO  
BELL

Walgreens

Lee's  
Discount Liquor

EASTERN AVENUE 19,500 VPD

SUNRIDGE HEIGHTS PARKWAY 8,600 VPD



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

## PROPERTY DESCRIPTION

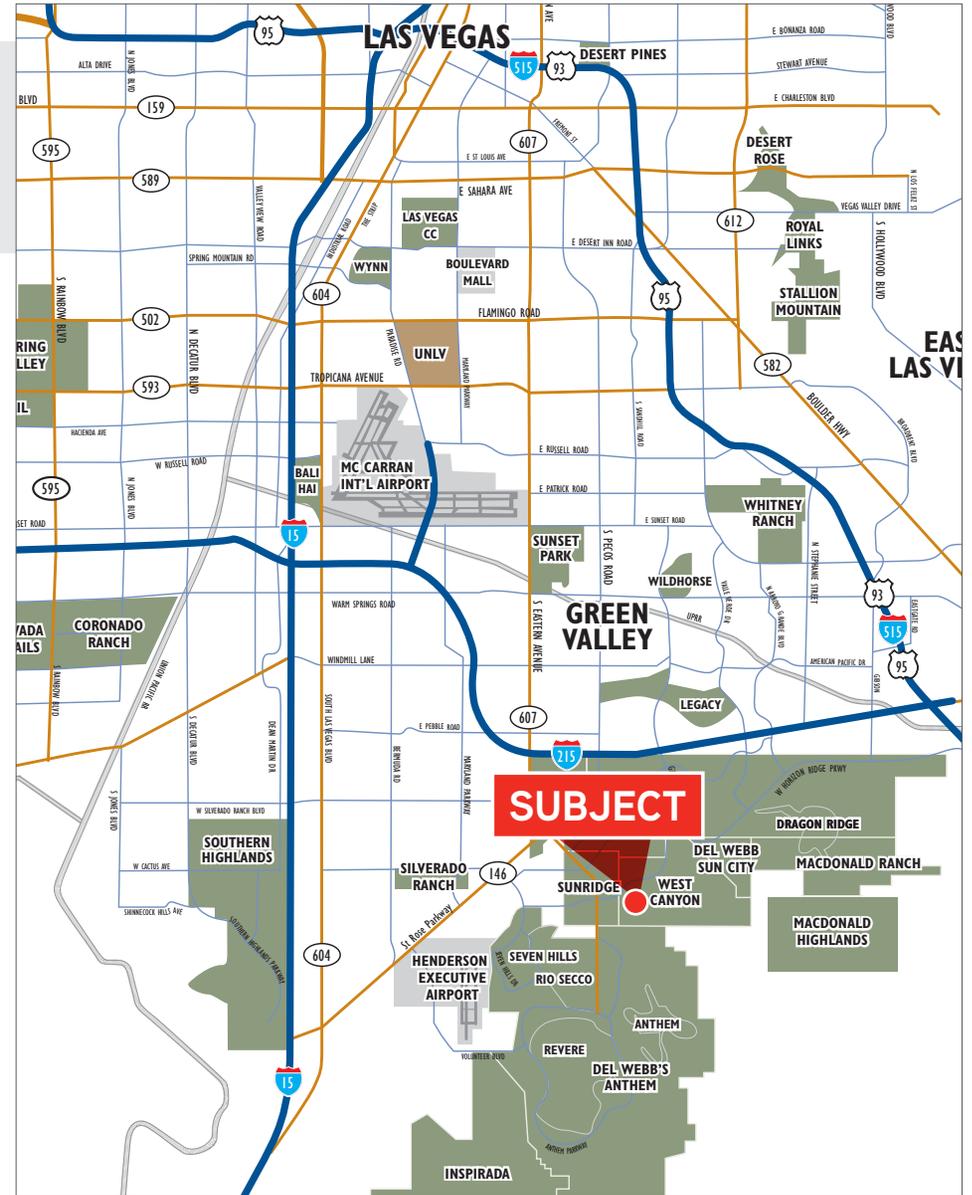
The Maryland Eastern Shopping Center is well positioned in the Green Valley Master planned community located in the heart of Henderson, Nevada just 1.6 miles from the St. Rose Dominican Hospital and 4.5 miles from I-215 Beltway. The property is shadow anchored by Walgreens, Taco Bell, Wendy's, Union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