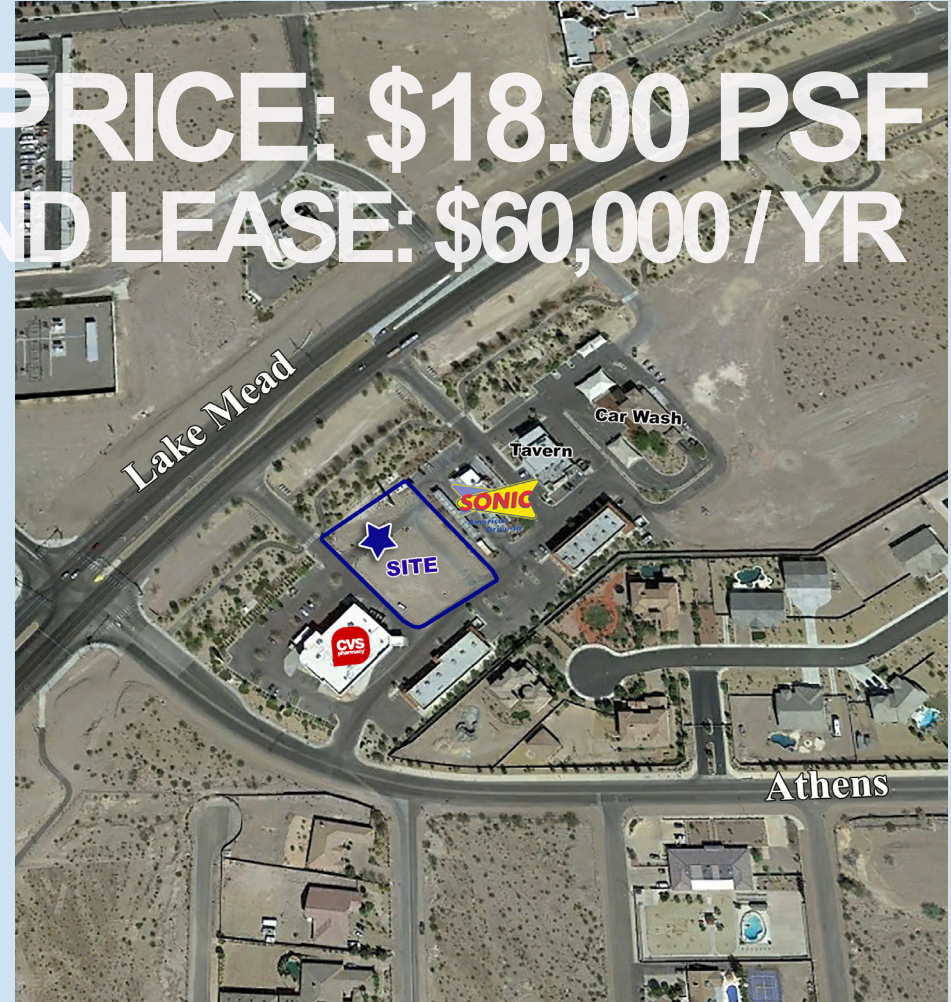


# PAD FOR SALE OR LEASE | RETAIL

E/SEC Lake Mead Pkwy. & Athens Ave., Henderson, NV 89015



**SALES PRICE: \$18.00 PSF**  
**GROUND LEASE: \$60,000 / YR**

## E/SEC Lake Mead Pkwy. & Athens Ave.

The subject property is a ± 1.19 acre parcel located east of the southeast corner of Lake Mead Pkwy & Athens Avenue in Henderson, NV. Lake Mead Pkwy is the gateway to both Lake Las Vegas and Lake Mead, and the property is located in close proximity to Candace, a 2,200 acre master planned community. Candace is planned to cater to approximately 13,250 residents with 450 acres of open space featuring parks, walking trails and bike trails. Unique features include a 100-acre sports park and the area's only free residential bike-share program.

- The site offers good cross-traffic as it is situated between **CVS Pharmacy and Sonic Drive-In.**
- Pad is fully improved with the exception of paving, lighting & landscape

<b>Land Size</b>	+/- 1.19 Acres	<b>Population (2015)</b>
<b>Parcel #</b>	160-33-411-007	1 Mile: 4,860
<b>Zoning</b>	Community Commercial (CC)	3 Mile: 32,806
		5 Mile: 101,807
<b>Traffic Counts</b>		<b>Average Household Income</b>
Lake Mead Dr., 0.1 miles West of		1 Mile: \$94,737
Mohawk Dr.:		3 Mile: \$65,790
<b>22,500 Cars per Day</b>		5 Mile: \$67,190



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**NOTES**

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 300 400 500

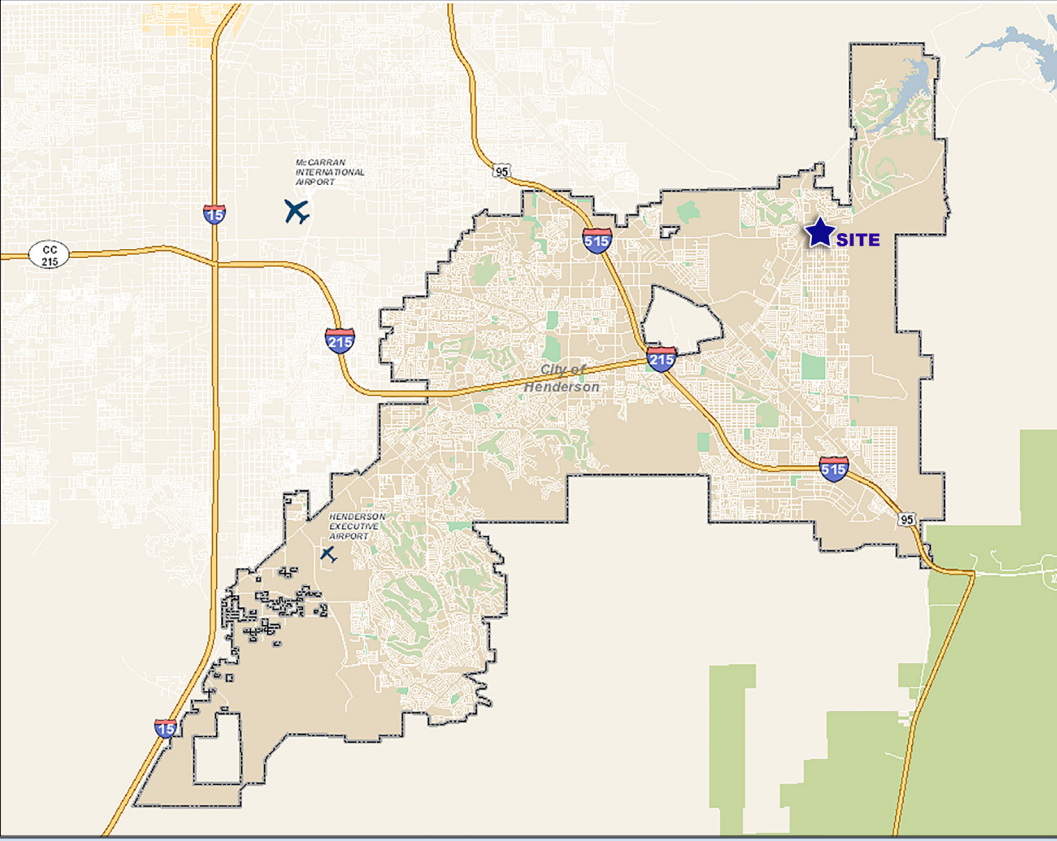
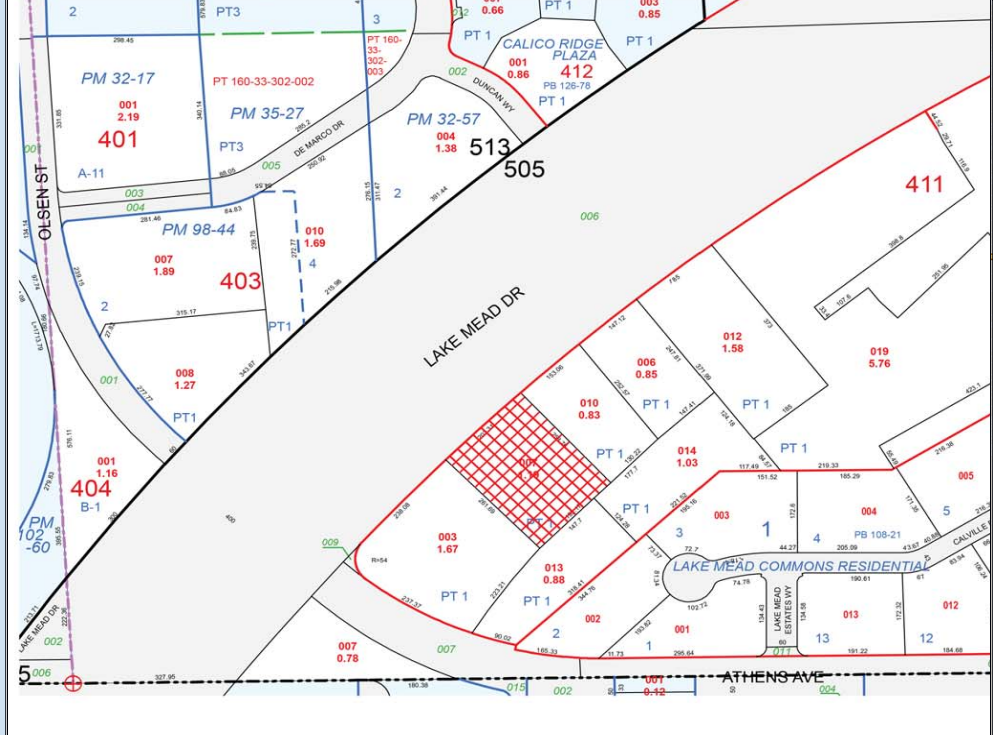
**MICHELE W. SHAFER - ASSESSOR**

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/D BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV. LOT NUMBER

161	160159	158
178	179180	177

Scale: 1" = 200' Rev: 1/2/2013



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