

**RETAIL AVAILABLE
FOR LEASE**



**3255 ST. ROSE PARKWAY,
HENDERSON, NV 89052**

CBRE

**THE PLACE AT
SEVEN HILLS**

PROPERTY HIGHLIGHTS

Property Details

Retail Space:	±1,021 - ±5,790 SF
Lease Rate:	Inquire with broker
Zoning:	Community Commercial (CC)

Opportunity Benefits



Co-tenants include Starbucks, Hampton Inn, Residence Inn, Remedy's Tavern, and CBank



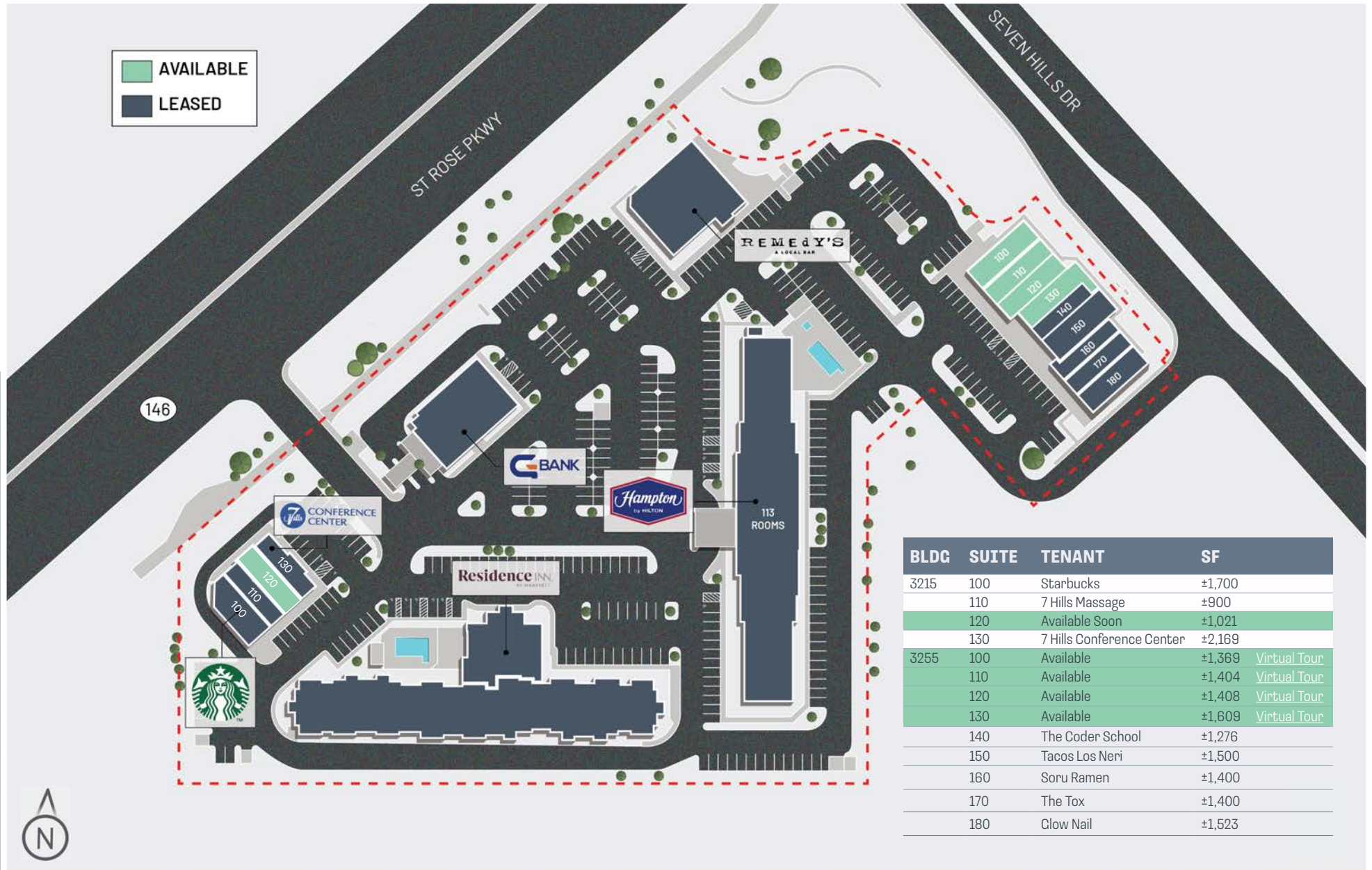
High Visibility, Dense Residential, High Performing Retail, Strong Demographics



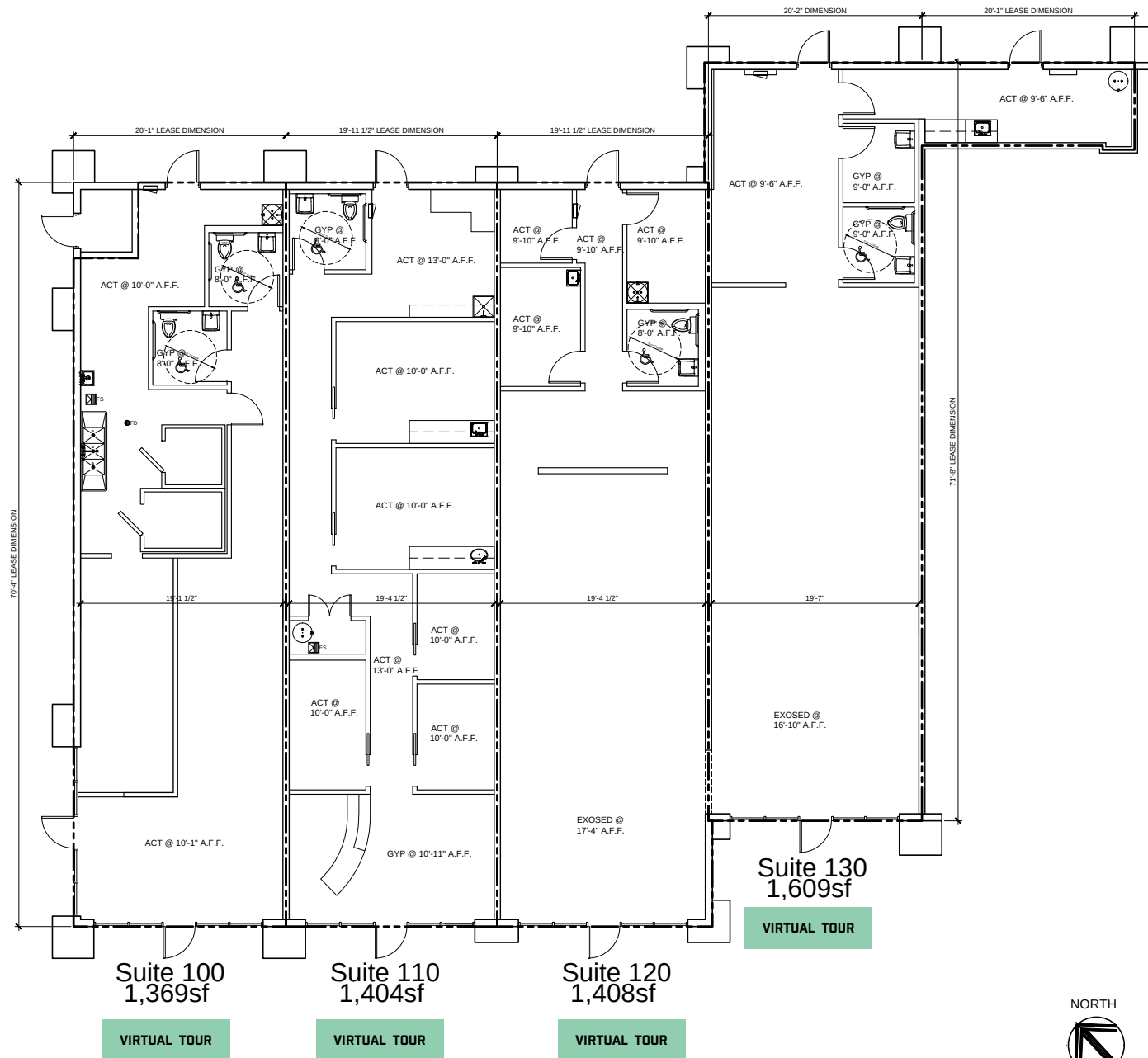
Conveniently located in the St. Rose corridor, while also serving other surrounding trade areas



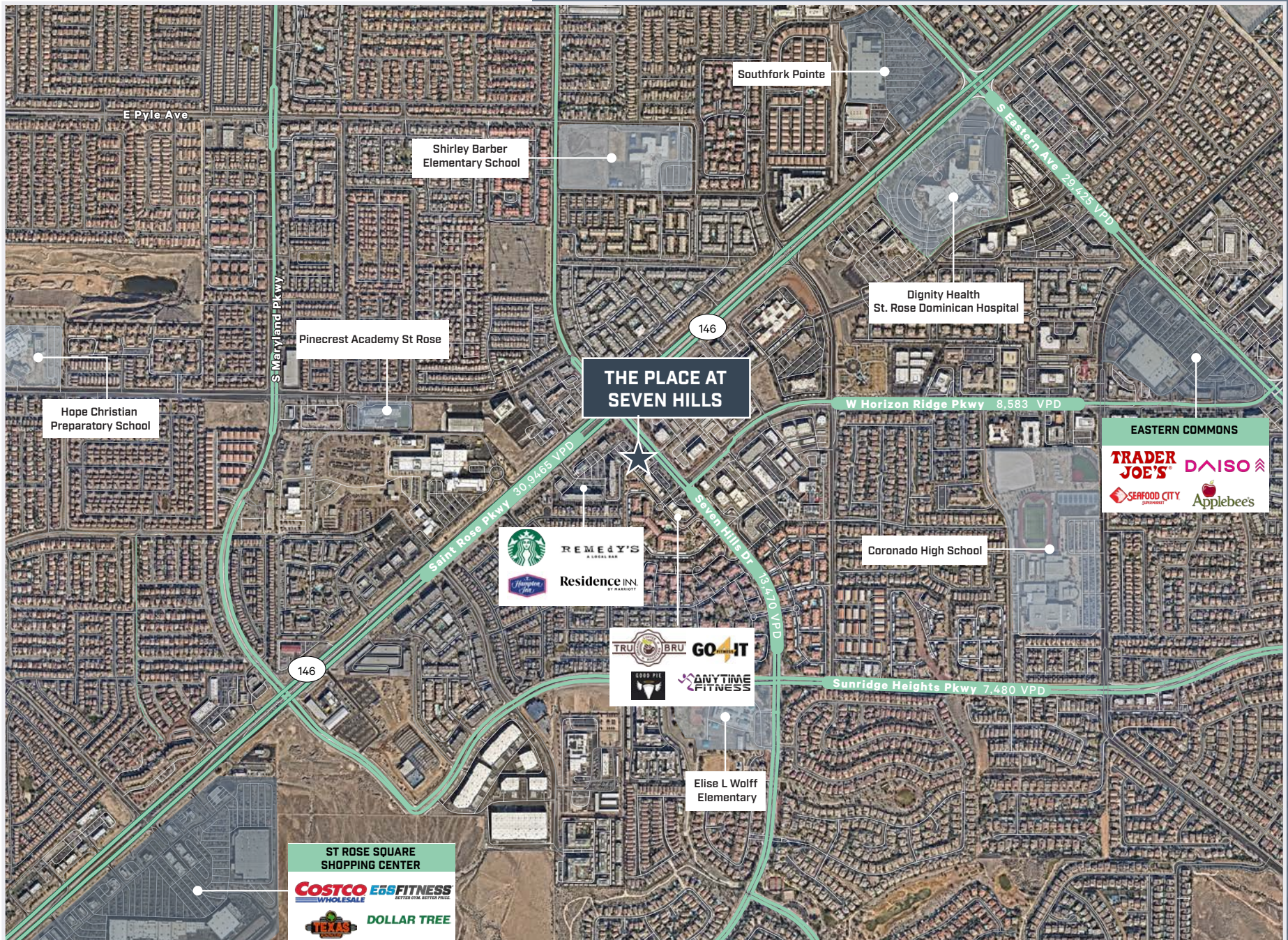
SITE PLAN



FLOOR PLAN



AMENITIES



AREA DEMOGRAPHICS

POPULATION

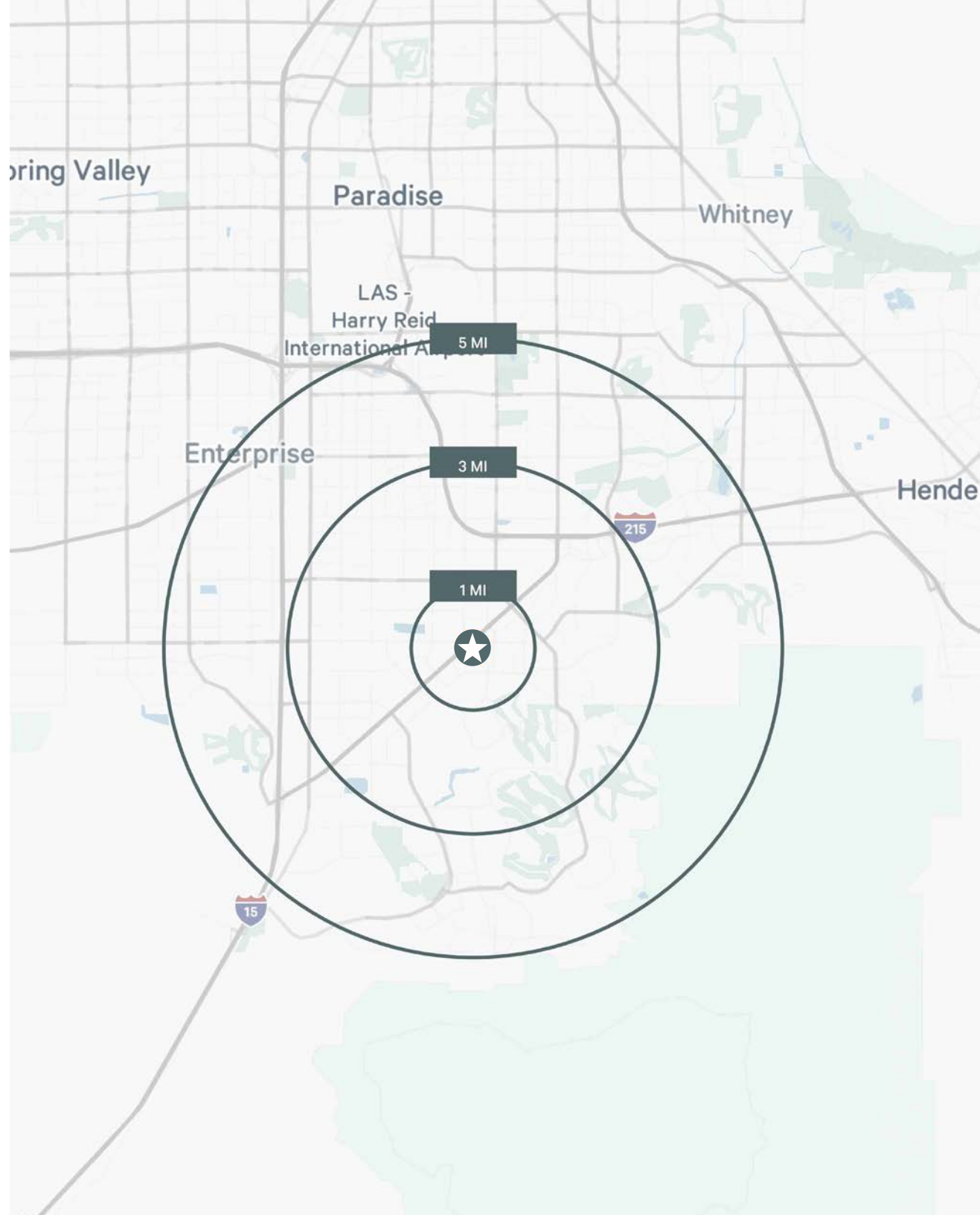
1 mile	2,8376
3 miles	14,7481
5 miles	318,680

AVERAGE HOUSEHOLD INCOME

1 mile	\$104,562
3 miles	\$128,169
5 miles	\$135,948

OF HOUSEHOLDS

1 mile	11,997
3 miles	59,476
5 miles	130,387





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