

FOR LEASE

2109 S Magic Way
Henderson, NV 89002



**± 4,707 SF RETAIL
WITH DRIVE-THRU!**

SUMMARY

Property Specs

LEASE RATE	\$48-55YR
NNN	\$0.65
TOTAL SQFT	± 4,707 SF
TOTAL ACREAGE	± 1.39 Acres
ZONING	CC (Community Commercial)
TYPE	Retail Free Standing

- Freestanding retail shell building with drive-thru
- **Ideal Uses:** Quick-Service Restaurant (QSR), Coffee Shop, Retail, Medical & Wellness, Professional Office, and other commercial uses
- **Construction:** Modern wood-frame building with an attractive contemporary façade
- **Delivery Condition:** Grey shell, providing tenants the flexibility to customize the interior to meet their operational requirements
- **Estimated Delivery:** End of 2nd Quarter 2027
- **Key Features:**
 - Prime visibility on a high-traffic corridor
 - Excellent access and convenient ingress/egress
 - Drive-thru capability
 - Ideal for national, regional, and local tenants



OR TEXT 23908 TO 39200

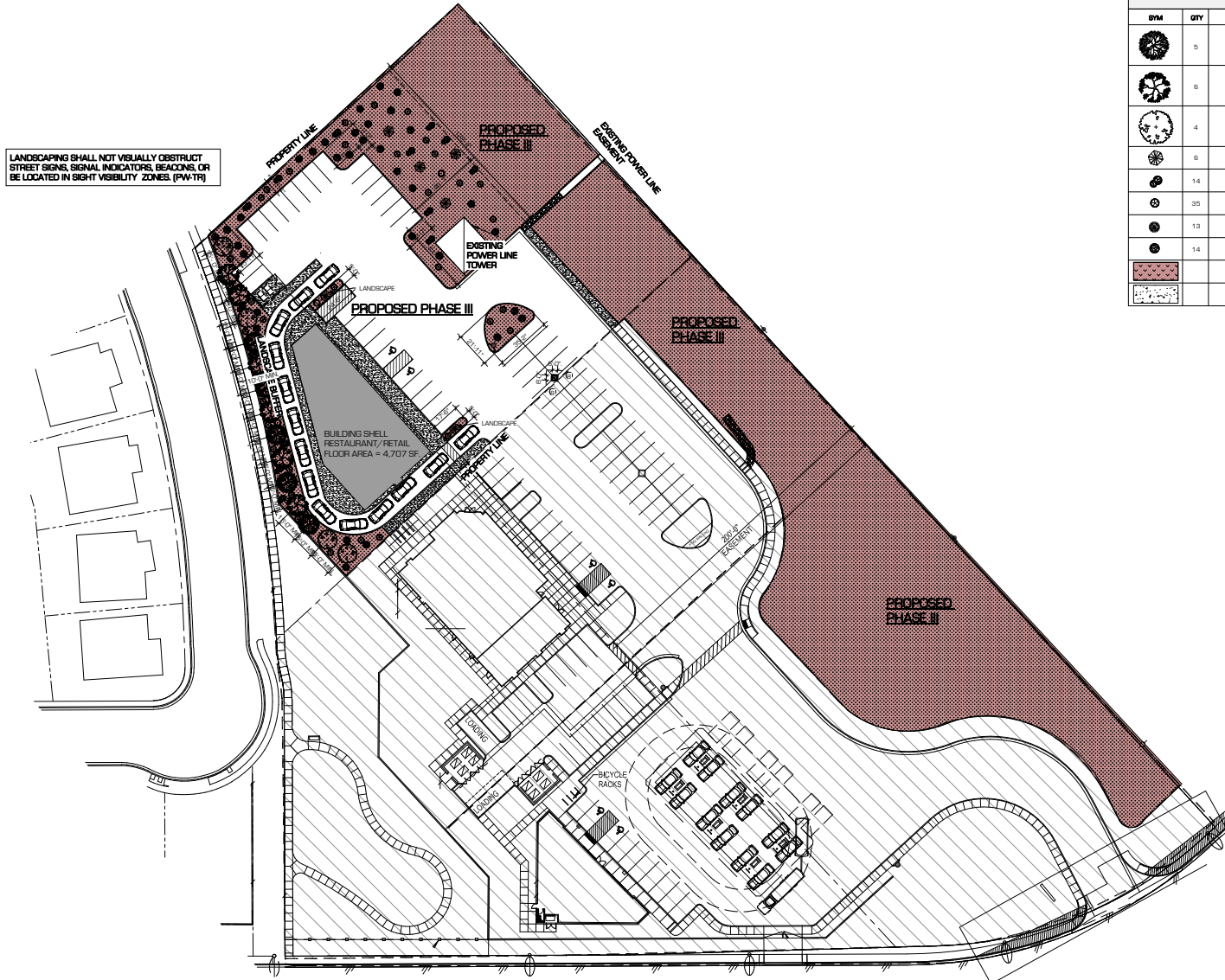
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SITE PLAN

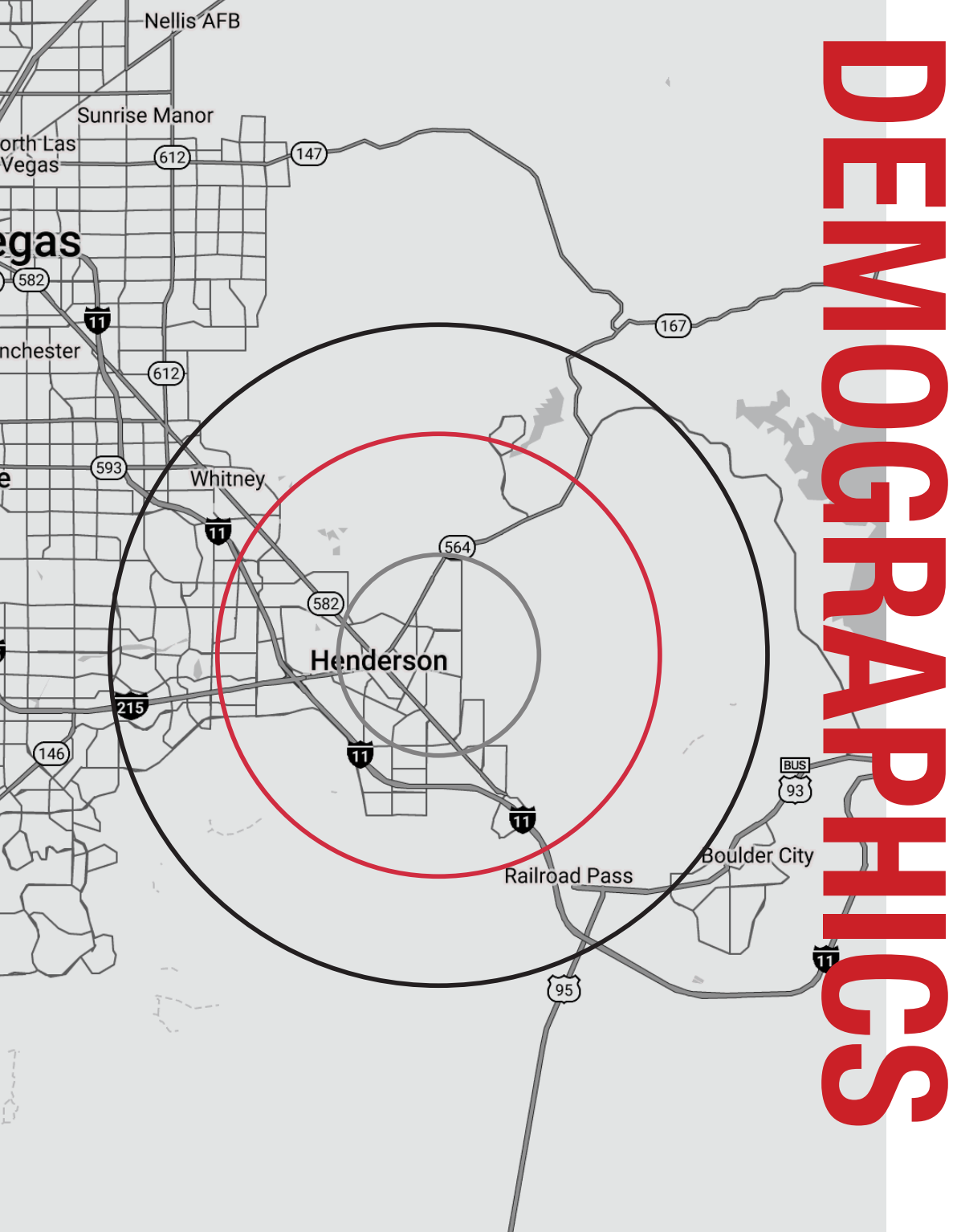


PLANT LIST					
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	5	24" BOX	VARIABLES SEE SETBACK REQUIREMENTS	SHRESTIMA ACACIA	ACACIA STENOPHYLLA
	6	24" BOX	VARIABLES SEE SETBACK REQUIREMENTS	AFGHAN PINE	PINUS EL-DARGA
	4	24" BOX	VARIABLES SEE SETBACK REQUIREMENTS	MULGA	ACACIA ANEURA
	6	5 GALLON MIN.	N/A	COMPACT MYRTLE	MYRTUS C. "COMPACTA"
	14	5 GALLON MIN.	N/A	DESERT CARPET	ACACIA "DESERT CARPET"
	35	5 GALLON MIN.	N/A	RADIATION LANTANA	LANTANA "RADIATION"
	13	5 GALLON MIN.	N/A	GREEN DESERT CASSIA	SENNA NEMOPHYLLA
	14	5 GALLON MIN.	N/A	PYRACANTHA	PIRACANTHA "WAXY CRUISE"
		N/A	N/A	DESERT LANDSCAPE (COMBINATION OF RIVER ROCKS AND GRAVEL)	
		N/A	N/A	CONCRETE	

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



POPULATION

2025 Population

1-mile

14,295

3-mile

67,047

5-mile

113,197

HOUSEHOLDS

2025 Households

1-mile

5,365

3-mile

25,244

5-mile

43,048

INCOME

2025 Average HH Income

1-mile

\$132,954

3-mile

\$128,559

5-mile

\$133,805

Traffic Counts

STREET

S Boulder Hwy

AADT

12,200

Cities Nearby

Reno, Nevada

462 miles

Los Angeles, California

278 miles

Salt Lake City, Utah

441 miles

Denver, Colorado

769 miles

Phoenix, Arizona

284 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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