

# 2540 ANTHEM VILLAGE DRIVE #180 HENDERSON, NV 89052



**Now Leasing!**

**\$1.95/sq ft.**

**\$0.35/sq ft. CAM**

**1,250 sq ft.**

**First United Management Group**

**Chris Renna - Realtor**

**702-250-7594**

**[firstunitedmanagement.com](http://firstunitedmanagement.com)**

**NV License # S.0169212**

*2540 Anthem Village Drive #180*



## First United Management Group

**Large open front area!**

**In suite restroom!**

**Front & backdoor access!**

**Huge parking lot!**

**Busy strip mall right next to  
a large grocery store!**

**Perfect for making this space your own!**

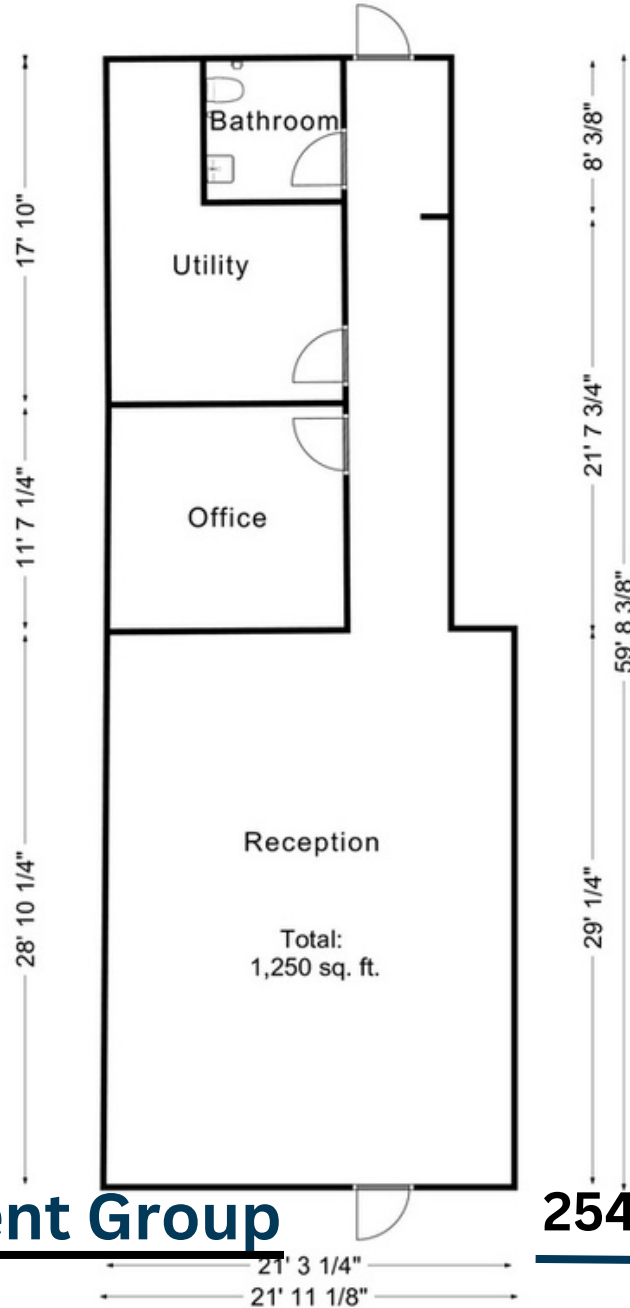
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# FLOOR PLAN

2540 Anthem Village Dr. #180  
4' 9 1/8" ← 7' 3/8" → 5' 4" 3' 3 7/8"



**First United Management Group**

**2540 Anthem Village Drive #180**

2540 ANTHEM VILLAGE DRIVE #180

# PHOTOS



**Large open front area!**

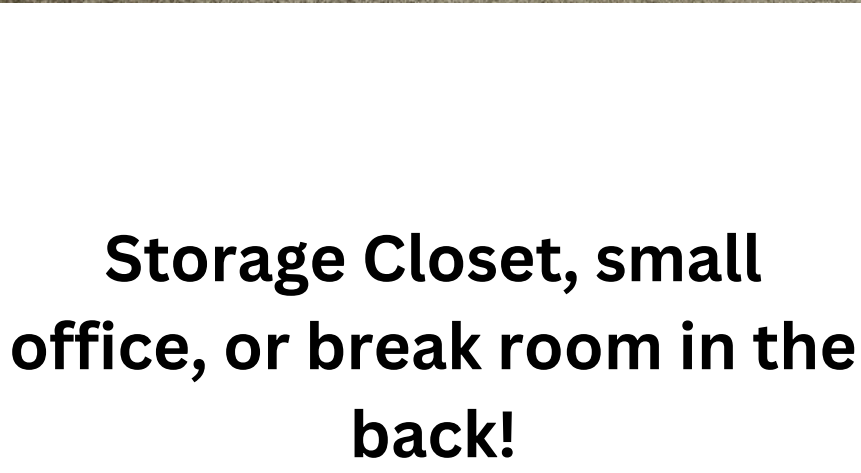


**Brand new flooring!**

**First United Management Group**



**Private office with window**



**Storage Closet, small office, or break room in the back!**



# 2540 ANTHEM VILLAGE DRIVE #180



**Parking in front & back of the building with luxurious views all around!**



**First United Management Group**

# CENTER INFO

## 2540 Anthem Village Dr.

SUITE	TENANT
100	Rebellion Pizza
110	CurlyTop Baker
120-130	Kiyoshi's Katsu House
140	Dry Cleaners
150-160	Destiny Nails
170	Paws R Us
180	<b>VACANT</b>
190	First United Management Group

**Zoning:**

**Community  
Commercial**

**Center  
Type:**

**Strip Center**

**Parking:**

**123 spaces**

**Year Built:**

**2006**

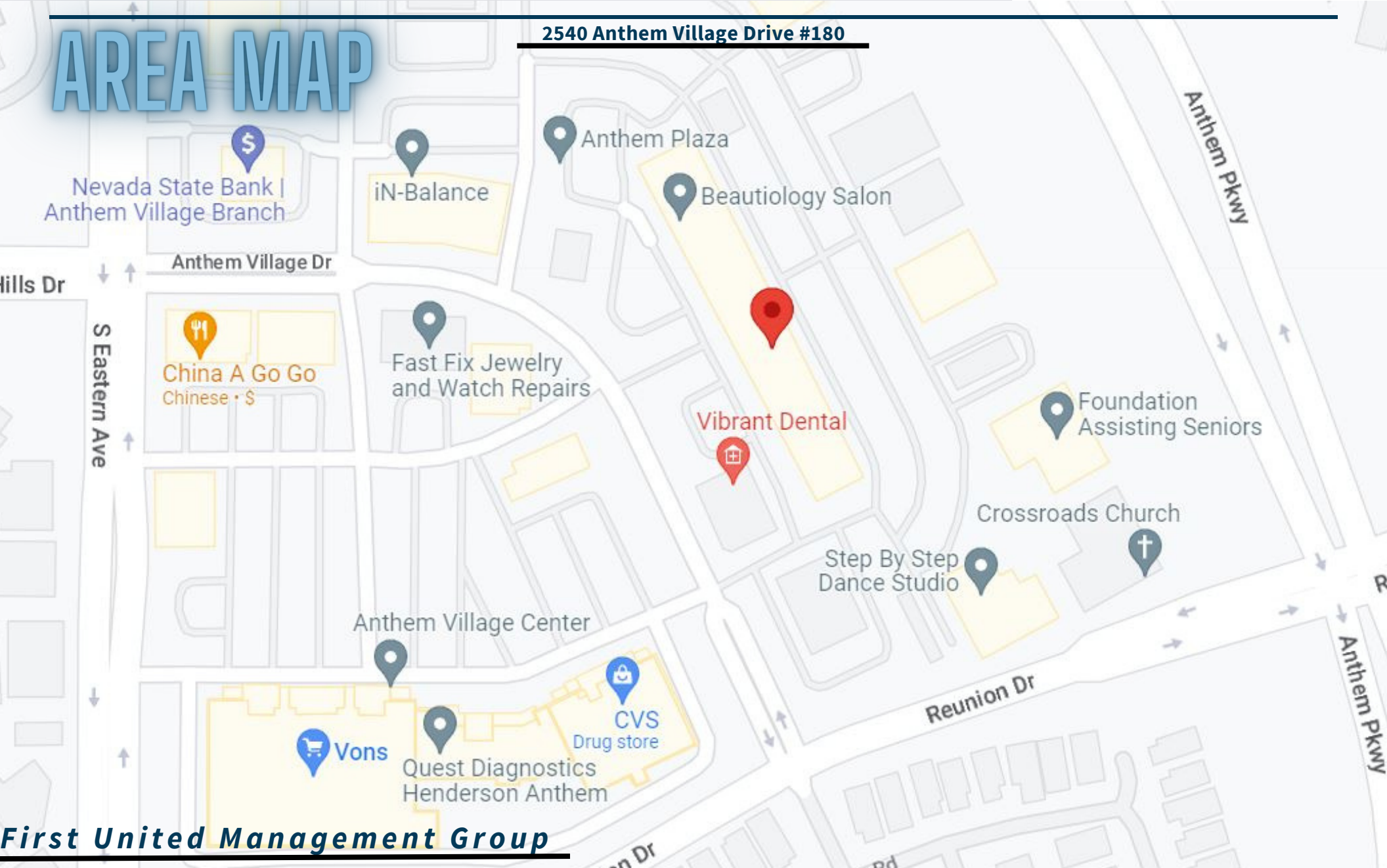
**Frontage:**

**441' on  
Anthem  
Village Dr.**

## 2550 Anthem Village Dr.

SUITE	TENANT
100-110	Intermountain Golf Cars
120-130	Amusement
140	American Family Insurance
150-160	Amusement
170	Beautiology
180	<b>VACANT</b>
190	Jasmine Rice

# AREA MAP



First United Management Group

- High end neighborhood!
  - Huge parking lot in front & back!
  - Right in the heart of Anthem!
  - Major intersection!
- Henderson is one of the fastest growing cities in the U.S!

# AERIAL MAP

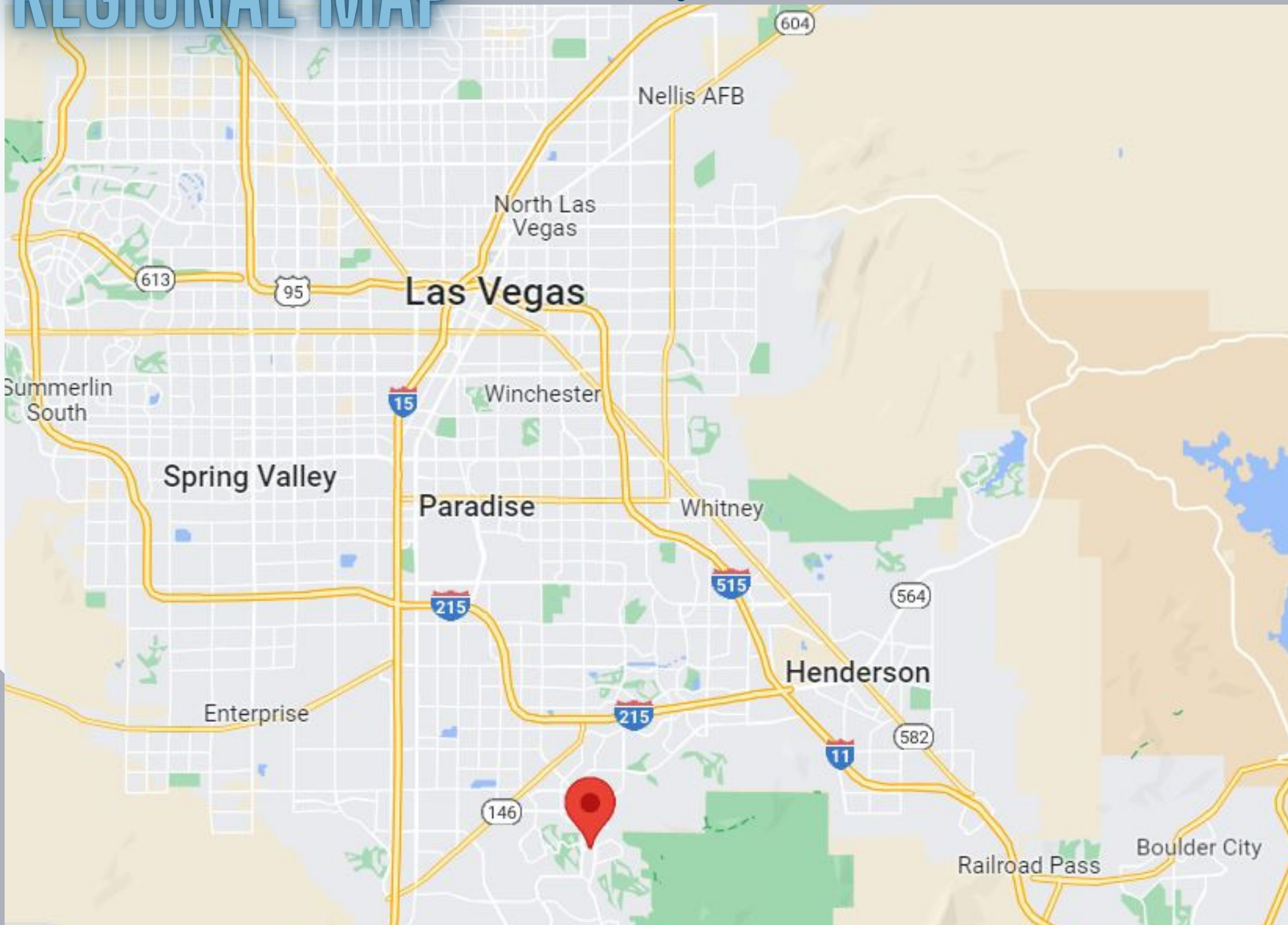
First United Management Group

2540 Anthem Village Drive #180



# REGIONAL MAP

2540 Anthem Village Drive #180



# Anthem Retail Plaza

Located in Anthem Village Circle

2540 & 2550 Anthem Village Drive  
Henderson, NV 89052



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