

**10839
S EASTERN AVE**
HENDERSON NV 89052

**OWNER/USER
BUILDING
FOR SALE**

**(EGG WORKS TO
VACATE UPON SALE)**



FREESTANDING RESTAURANT - 5,535 SF
SALE: \$813 PSF (\$4,500,000)

BRETT RATHER

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

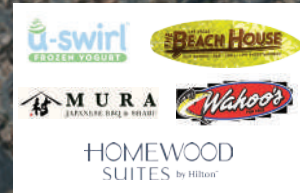
- Zoning: Community Commercial (CC)
- 0.90 Acres
- Year Built: 2006
- Please Do Not Disturb Tenant
- Turn-Key Restaurant Space including Grease Trap, Multiple Hoods, Walk-in Cooler/Freezer, etc. (Existing Tenant to Vacate)
- 50,200 CPD at Eastern and Sunridge Heights Pkwy Intersection

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DEMOGRAPHICS

2025	1 MILE	3 MILES	5 MILES
POPULATION	18,580	125,113	310,941
HOUSEHOLDS	7,398	50,455	126,119
AVG. HH INCOME	\$121,500	\$111,710	\$108,629





**SUBJECT
PROPERTY**



146

146

S EASTERN AVE

S EASTERN AVE

27,800 CPD

W HORIZONS RIDGE PKWY

SUNRIDGE HEIGHTS PKWY

22,400 CPD

S EASTERN AVE

AERIAL MAP

PROPERTY PHOTOS





10839 S EASTERN AVENUE, HENDERSON, NV 89052
OWNER/USER FREESTANDING RESTAURANT FOR SALE - 5,535 SF

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FOR MORE INFORMATION, PLEASE CONTACT

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