

106 E Lake Mead Pkw | Henderson, NV FOR SALE OFFERING MEMORANDUM

NEW CONSTRUCTION !

STNL RAISING CANE'S ABSOLUTE NNN 15YR LEASE (Leasehold Ownership)

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Raising Cane's

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Exclusively Presented By



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OFFERING SUMMARY

CAP RATE	4.00%
NOI	\$175,000
LANDLORD RESPONSIBILITIES	None
TENANT Raising C	ane's (Corporate)
LEASE TYPE Absolute	Triple Net (NNN)
LEASE TERM REMANING	15 Years
LOCATIONS	620+

PROPERTY SUMMARY

ADDRESS	106 E Lake Mead Pkw, Henderson, NV, 89015
COUNTY	Clark
APPROX. BUILDING SF	3,316
LAND ACRES	1.67
YEAR BUILT	2023
TRAFFIC COUNTS	+/- 46,000
ZONING TYPE	Downtown Mixed-Use (DX)
OWNERSHIP TYPE	Leasehold





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