



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



NEW CONSTRUCTION !

(Projected Completion Q1 2024)

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

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 **Douglas Elliman**
Commercial

Raising Cane's

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Exclusively Presented By



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OFFERING SUMMARY

PRICE	\$4,375,000
CAP RATE	4.00%
NOI	\$175,000
LANDLORD RESPONSIBILITIES	None
TENANT	Raising Cane'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

