

BRAND NEW CONVENIENCE STORE & GAS STATION



# TERRIBLE HERBST AT INSPIRADA

VOLUNTEER BLVD. AT VIA INSPIRADA • HENDERSON, NV 89044



**COMING SOON!**

03/06/20





## TERRIBLE HERBST AT INSPIRADA ■ Volunteer Blvd. at Via Inspirada ■ Henderson, NV 89044



Remington Nevada continues its partnership with Terrible Herbst, Inc. - one of the nation's largest Chevron franchisees - with the construction of a brand new Terribles's filling station and convenience store in Henderson's master-planned community Inspirada. Terrible Herbst at Inspirada will be our largest Terrible Herbst-affiliated development to date and completion is estimated for Q4 2020.

### ■ HIGHLIGHTS

- 3 acre project located at Volunteer Boulevard & Via Inspirada.
- Near the Raiders headquarters and practice facility.
- Features a 5,000 SF Terrible Herbst convenience store, along with a 1,900 SF car wash.
- Offering two pads on the hard corner - perfect for quick serve restaurants and drive-throughs.



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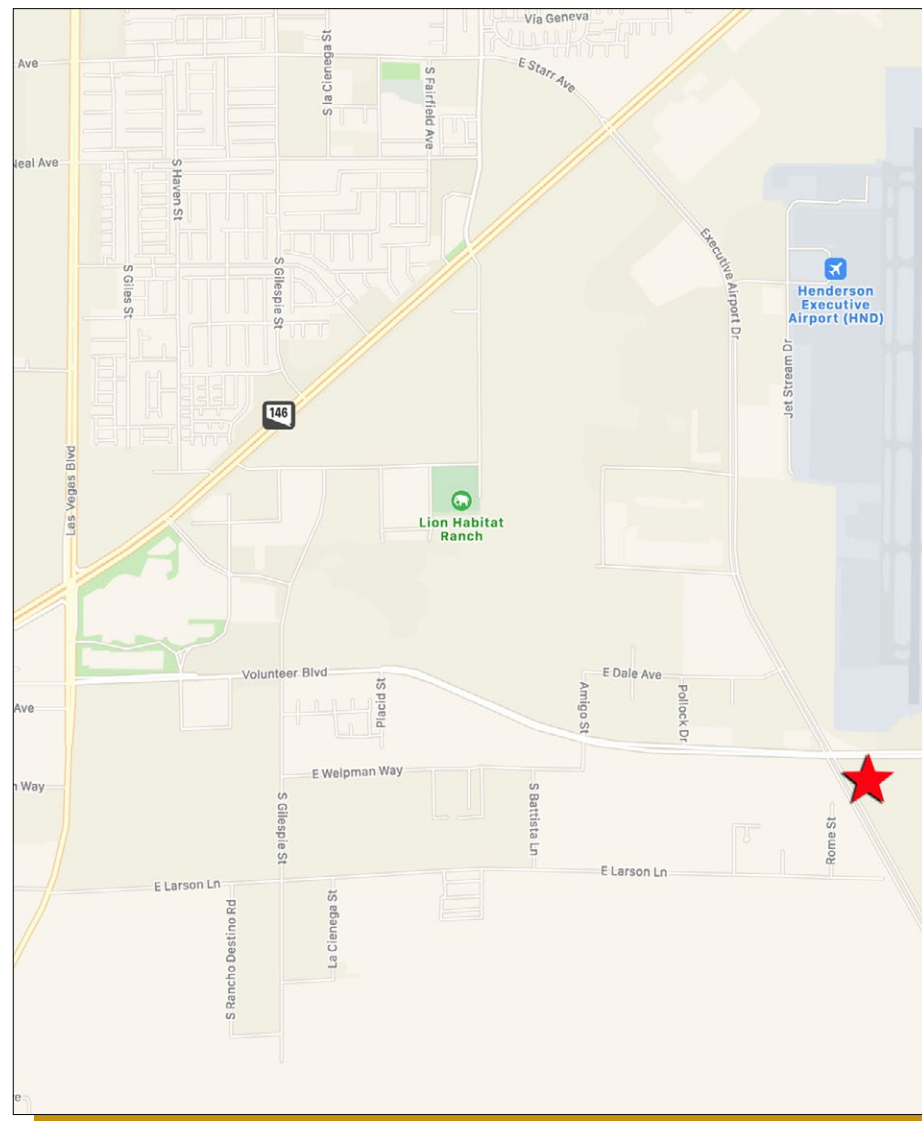


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## ■ DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	5,204	67,935	187,903
2024 Population	6,471	78,408	209,422
Employees	353	10,872	42m518
Total Businesses	26	998	4,194
Avg. HH Income	\$104,594	\$105,983	\$101,255
Med. HH Income	\$85,871	\$82,409	\$77,807
Households	2,134	26,412	73,470
Avg. Housing Value	\$393,417	\$417,786	\$405,392

Terrible Herbst at Inspirada is a 6,800 SF automotive convenience center. A full service C-Store, car wash and multiple pumping islands will make this corner location a perfect place for fast food and drive-throughs. Inspirada is a flourishing master-planned community and is the gateway to West Henderson, Nevada.



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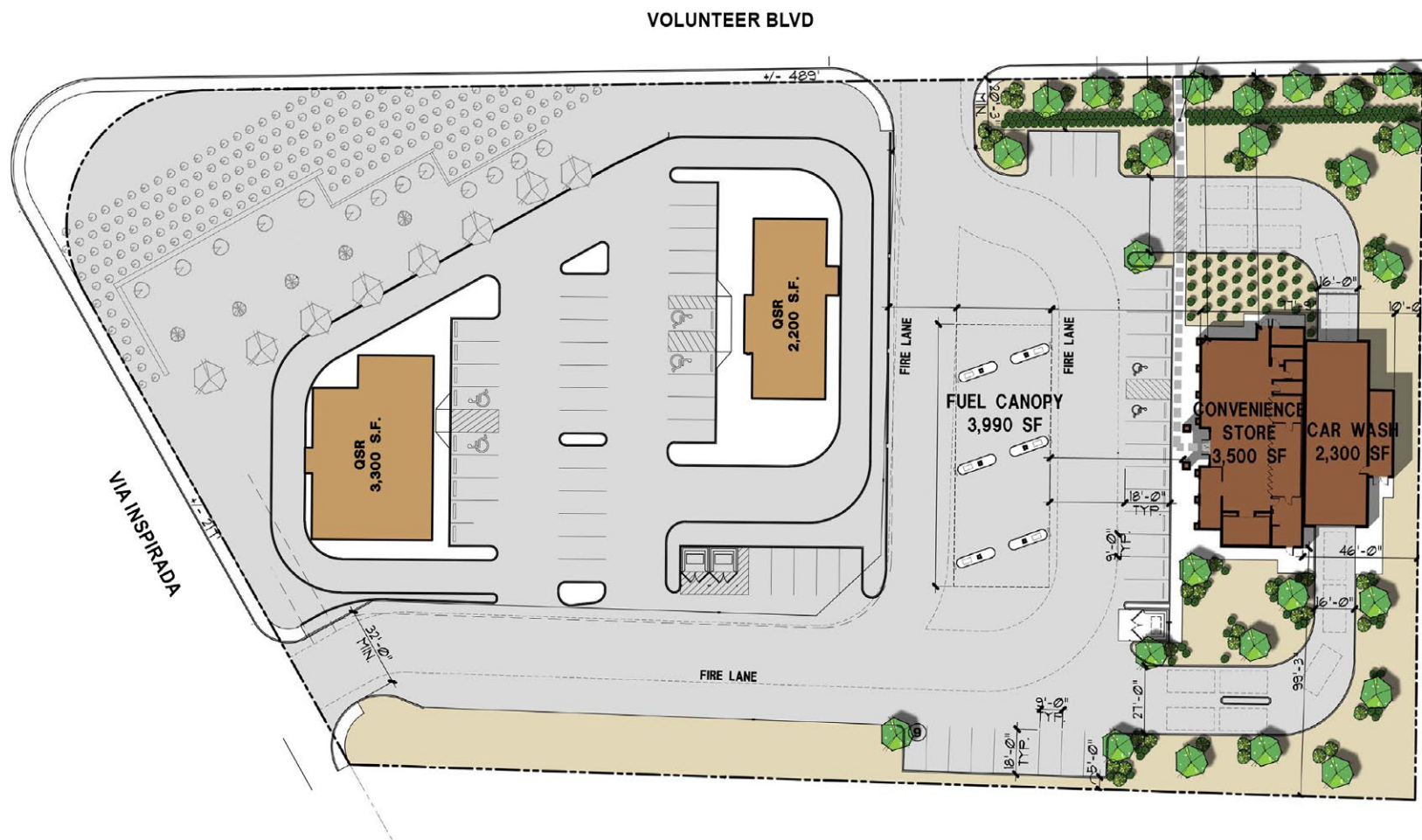
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## ■ SITE PLAN



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## ■ THE AREA



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