

Business PRESS

Monday, November 21, 2005
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Nigro Builds New Mixed-use Henderson Development

Nigro Development recently broke ground on a new \$15 million, 75,000-square-foot Hampton Inn & Suites at 3245 St. Rose Parkway in Henderson. Designed by Gerald Gerapich, AIA LLC, the four-story, 139-room facility is expected to open in the fourth quarter of 2006.

It anchors a new eight-acre, \$25 million mixed-use development called The Place at Seven Hills, situated at the entrance to the 1,300-acre master-planned community. The project also calls for 17,000 square feet of single-level, inline retail space and a free-standing restaurant pad. Tenants have yet to be announced.

Nigro Construction is serving as general contractor for the master-planned development's wood-framed, stucco and glass structures. The six-building project is expected to supply much-needed additional hotel rooms and retail services to a rapidly growing area near the Henderson Executive Airport and St. Rose Dominican Hospital's Siena Campus.

"The southwest corner of St. Rose Parkway and Seven Hills Drive is a major destination in the area, with more than 90,000 cars driving by the area daily," said Todd Nigro, president of Nigro Development. "It will supply much-needed hotel rooms and complementary retail to the growing area."

"Retail space in Henderson had a low 3.6 percent vacancy rate in the third quarter, which is a 2.6 improvement over last year," said John Restrepo, principal of the Restrepo Consulting Group, a local real estate research firm. "A mixed-use commercial development fits in well within that area of Henderson."