

4840 S FORT APACHE ROAD

LAS VEGAS, NV 89147 | FOR LEASE



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

4840 S FORT APACHE RD.

LAS VEGAS, NV 89147



\$2.75 PSF NNN + \$0.63 PSF CAM
lease rate



±1,500 SF
space available

PROPERTY HIGHLIGHTS

- Suite 101: ±1,500 SF inline retail space available with an open floorplan and private restroom
- Ample parking & signalized intersections
- APN: 163-20-414-009
- Immediate access to 215 beltway and surrounding residential/commercial areas, with easy routes to the Strip and Harry Reid International Airport

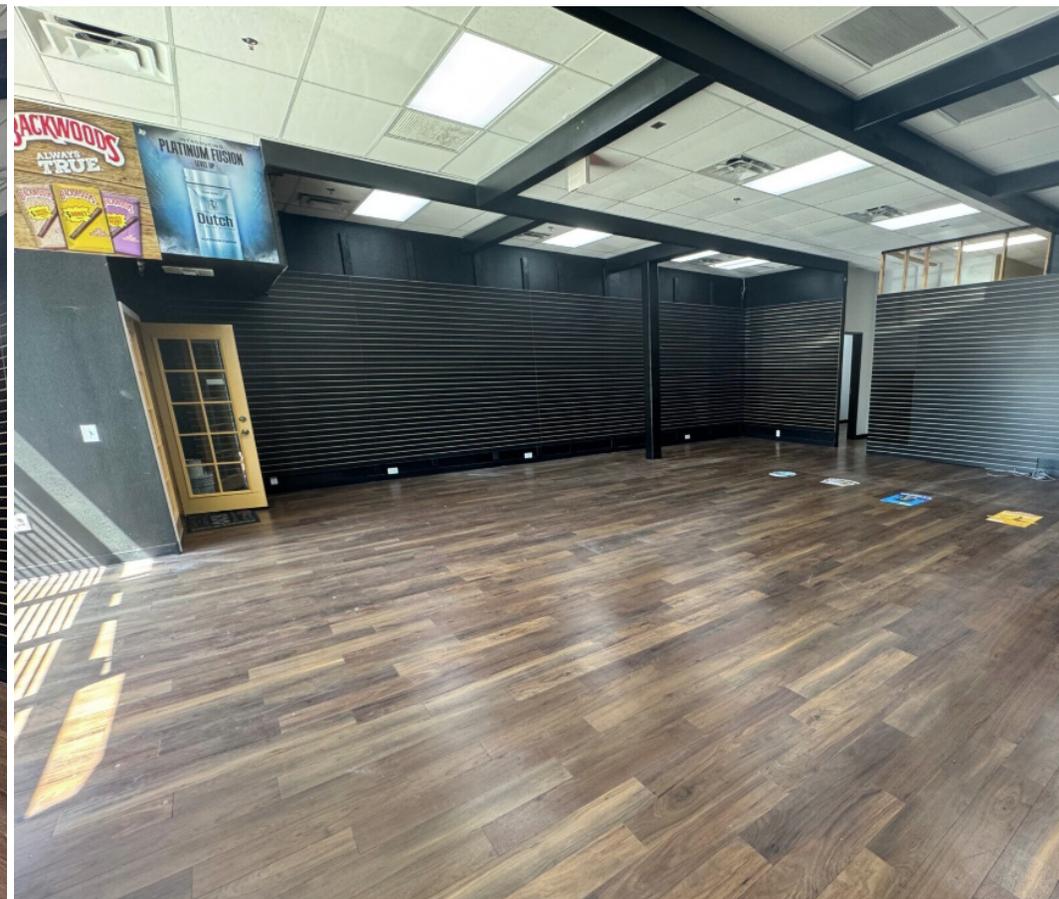
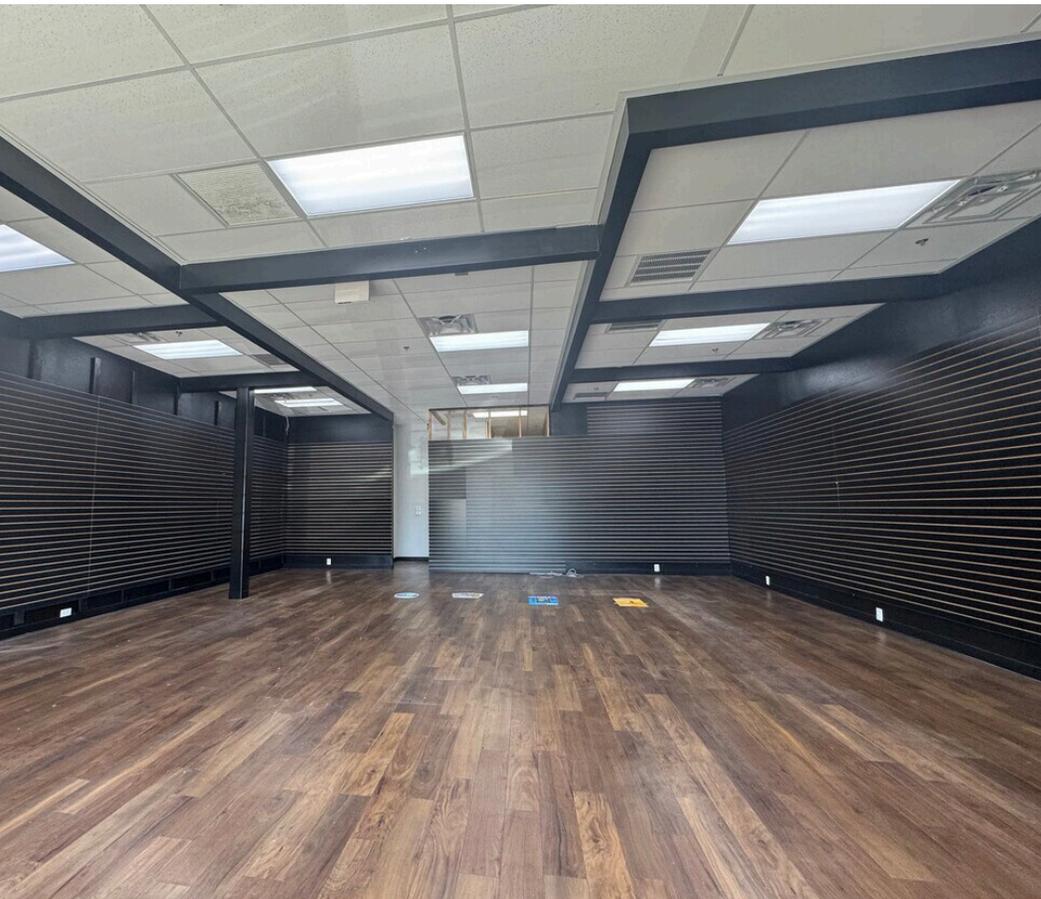


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	22,702	165,715	340,104
2024 AVERAGE HOUSEHOLD INCOME	\$90,402	\$94,994	\$93,768
2024 TOTAL HOUSEHOLDS	9,441	66,139	136,901

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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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