



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



4805 EAST CHARLESTON BOULEVARD

LAS VEGAS • NEVADA • 89104

FOR SALE

PROPERTY SPECS

- \$1,195,000
- 6,328 SF
- 0.21 Acres
- Single Tenant Triple Net Lease
- 10 Year Lease
- Investment Opportunity



1 MILE
30,452
2018 EST.
POPULATION

3 MILES
255,180
2018 EST.
POPULATION

5 MILES
520,973
2018 EST.
POPULATION



8,565
2018 EST.
HOUSEHOLDS

79,997
2018 EST.
HOUSEHOLDS

172,357
2018 EST.
HOUSEHOLDS



\$54,829
2018 EST.
AVERAGE HH
INCOME

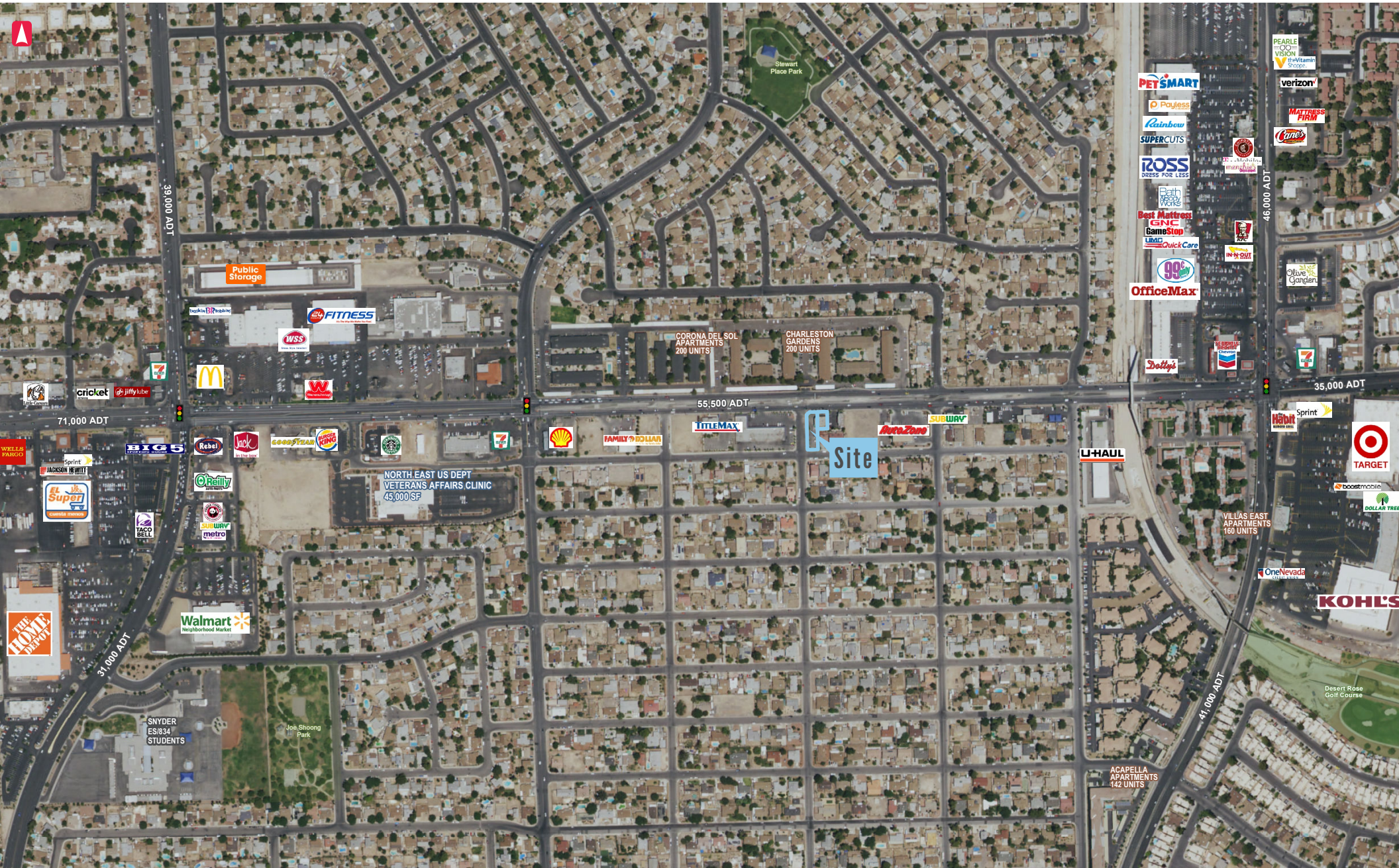
\$52,276
2018 EST.
AVERAGE HH
INCOME

\$52,799
2018 EST.
AVERAGE HH
INCOME

CONTACT:



4805 EAST CHARLESTON BOULEVARD



241 West Charleston Boulevard, Suite 103 | Las Vegas, Nevada 89102 | Office 702.374.0220 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.