## **±0.66 AC PAD AVAILABLE**

N/NEC LAS VEGAS BLVD & NELLIS BLVD LAS VEGAS, NV 89115

FOR GROUND LEASE OR BUILD-TO-SUIT







## **Contact our team today!**

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# PROPERTY **HIGHLIGHTS**

#### ±0.66 AC PAD AVAILABLE

N/NEC Las Vegas Blvd & Nellis Blvd, Las Vegas, NV 89115

## ±0.66 ACRE PAD

Excellent opportunity to ground lease or build-to-suit on a ±0.66 acre parcel located just north of the northeast corner of Las Vegas Blvd and Nellis Blvd.

- Nearby industrial development includes the ±369,198 SF Craig Logistics Center, a new hub designed to drive increased traffic and activity in the area.
- Convenient location situated just minutes away from the I-15.
- V Less than 5 minutes away from Nellis Air Force Base.
- Parcel location is advantageous for businesses catering to the needs of military personnel and their families









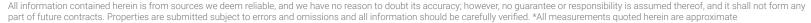














# TRADE AREA **AERIAL**

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate



# AREA **DEMOGRAPHICS**

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LAS VEGAS

## **POPULATION**



1 MILE	3 MILES	5 MILES
20.884	86 987	288 972

## **AVERAGE HOUSEHOLD INCOME**



1 MILE	3 MILES	5 MILES
\$57,514	\$76,953	\$80,868

## TRAFFIC COUNTS



LAS VEGAS BLVD	NELLIS BLVD
11,600 VPD	28,000 VPD

Source: SitesUSA 2025 TRINA, NV DOT 2024



THE VILLAGES AT TULE SPRINGS

NORTH LAS VEGAS

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SUNSTONE

SISME





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## Let's Stay Connected!



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