# FOR SALE OR LEASE





4870 BOULDER HIGHWAY, LAS VEGAS, NV 89121

- Ground Lease or Purchase
- Hard Corner of Boulder Highway and Flamingo Road
- Excellent Traffic Over 27,000 Cars / Day on Boulder Highway and Over 30,000 Cars / Day on Flamingo Road
- 0.52 Acres Buildable Pad
- APN:16117804001

# **2024 DEMOS**



### **EST. POPULATION**

1 MILE » 26,481 3 MILE » 190,667 5 MILE » 442,516



### **EST. HOUSEHOLDS**

1 MILE » **10,326** 3 MILE » **72,094** 5 MILE » **170,106** 



#### EST. AVERAGE HH INCOME

1 MILE » \$56,873 3 MILE » \$71,771 5 MILE » \$72,544



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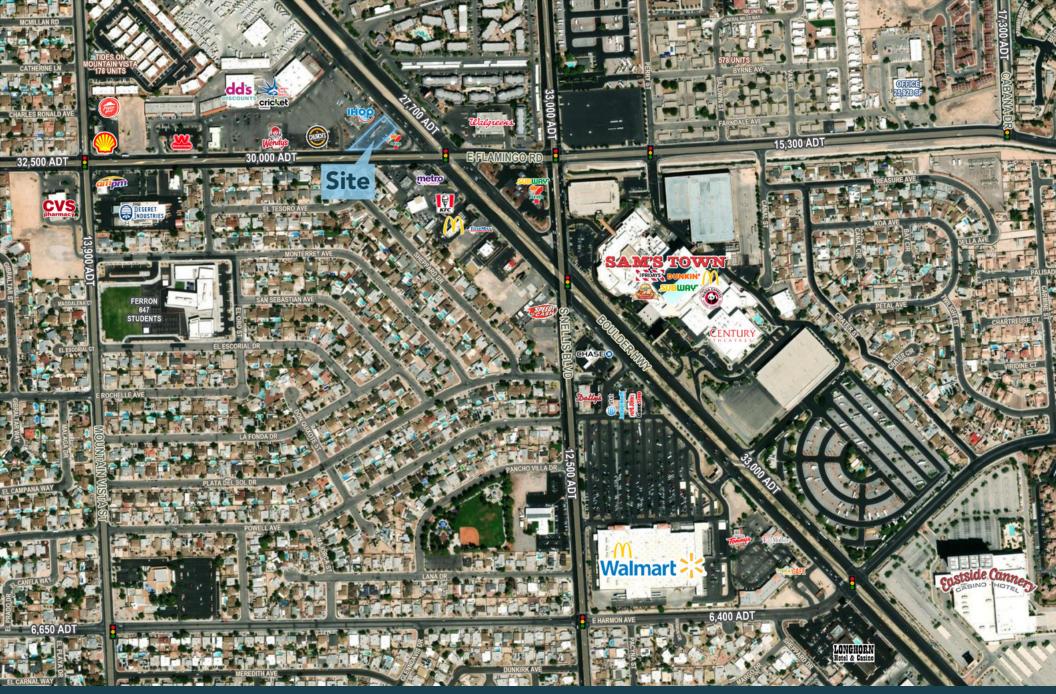
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tatement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed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





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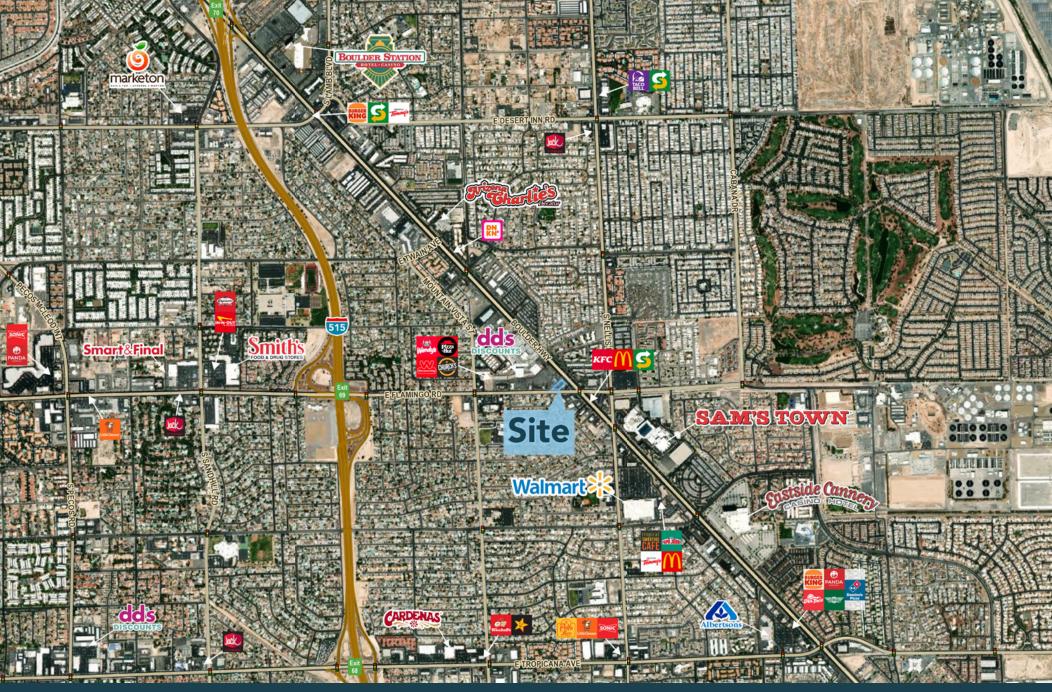
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