

For Sale & Lease

Retail

23,026 SF



Ironwood Shopping Center

1760 US Highway 395
Minden, Nevada 89423

Property Highlights

- Building can be purchased or leased with the current use as a theater or converted for a retail user.
- Freestanding building located within the Ironwood Shopping Center.
- Building contains a 3,680 sf mezzanine in addition to the 23,026 sf ground floor space.
- Traffic count is 27,900 Vehicles Per Day in front of site on US Highway 395

Property Description

Located within the Ironwood Shopping center. Other tenants within the center include Big 5 Sporting Goods, Dollar Tree, Dairy Queen, and Starbucks. Located near McDonald's, Maverik Gas Station, Douglas High School and Douglas Swim Center.

OFFERING SUMMARY

| | |
|----------------------|------------------|
| Sale Price | Subject To Offer |
| Lot Size | 2.04 Acres |
| Building Size | 23,026 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------------|-------------------|-----------------------|
| 3 Miles | 7,604 | \$75,622 |
| 5 Miles | 17,971 | \$75,436 |
| 7 Miles | 34,144 | \$77,291 |

For more information

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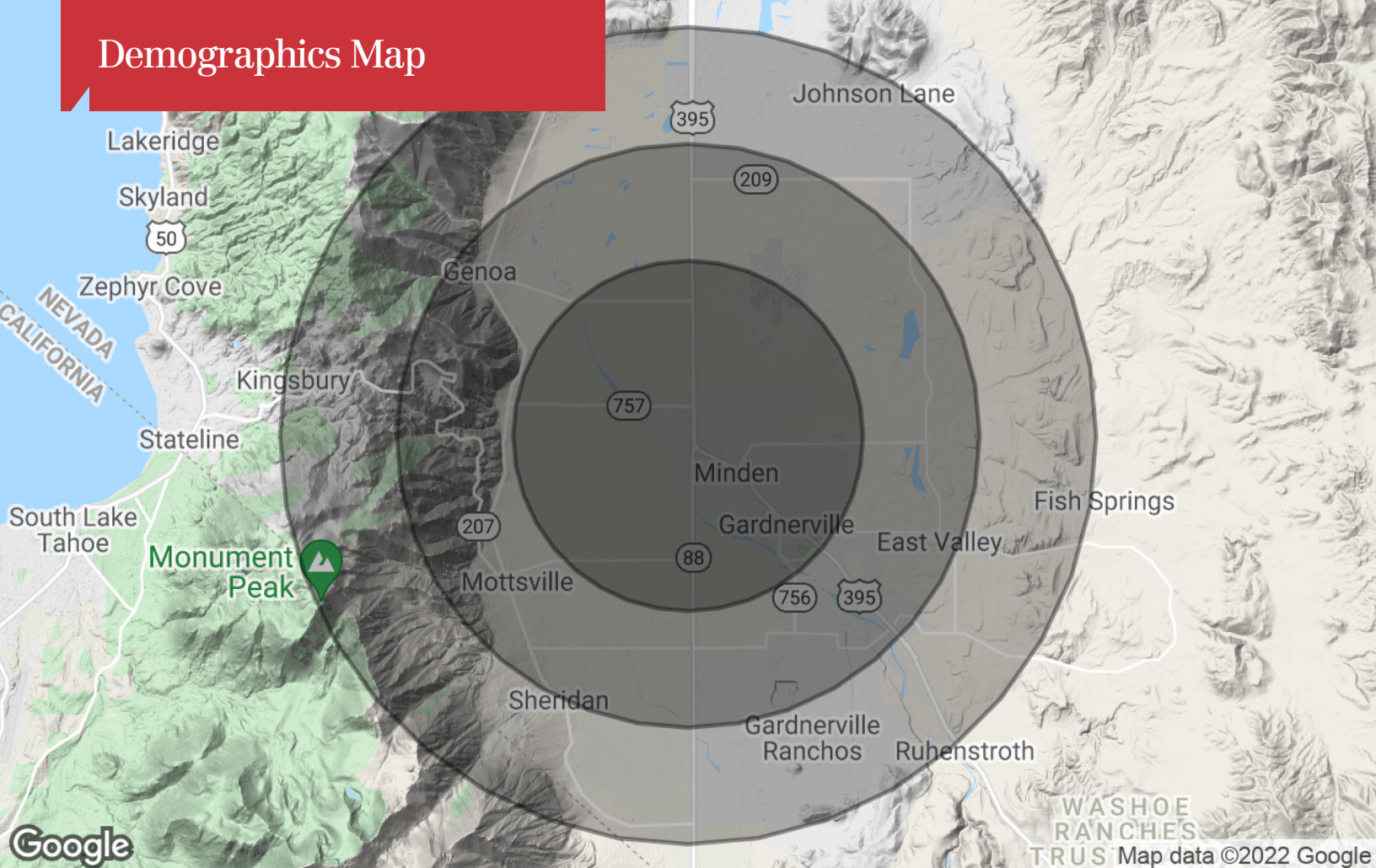
23,026 SF



Location Maps



Demographics Map



| | 3 Miles | 5 Miles | 7 Miles |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| TOTAL POPULATION | 7,604 | 17,971 | 34,144 |
| MEDIAN AGE | 47.8 | 47.2 | 45.3 |
| MEDIAN AGE (MALE) | 46.7 | 46.3 | 44.9 |
| MEDIAN AGE (FEMALE) | 49.7 | 49.2 | 46.6 |
| Households & Income | | | |
| TOTAL HOUSEHOLDS | 3,300 | 7,764 | 14,146 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$75,622 | \$75,436 | \$77,291 |
| AVERAGE HOUSE VALUE | \$433,372 | \$465,042 | \$422,338 |
| Race | | | |
| % WHITE | 93.8% | 94.8% | 95.4% |
| % BLACK | 0.4% | 0.4% | 0.3% |
| % ASIAN | 1.7% | 1.7% | 1.3% |
| % HAWAIIAN | 0.0% | 0.1% | 0.1% |
| % INDIAN | 1.1% | 0.9% | 1.2% |
| % OTHER | 3.0% | 2.2% | 1.7% |
| Ethnicity | | | |
| % HISPANIC | 8.1% | 9.6% | 9.3% |

* Demographic data derived from 2010 US Census