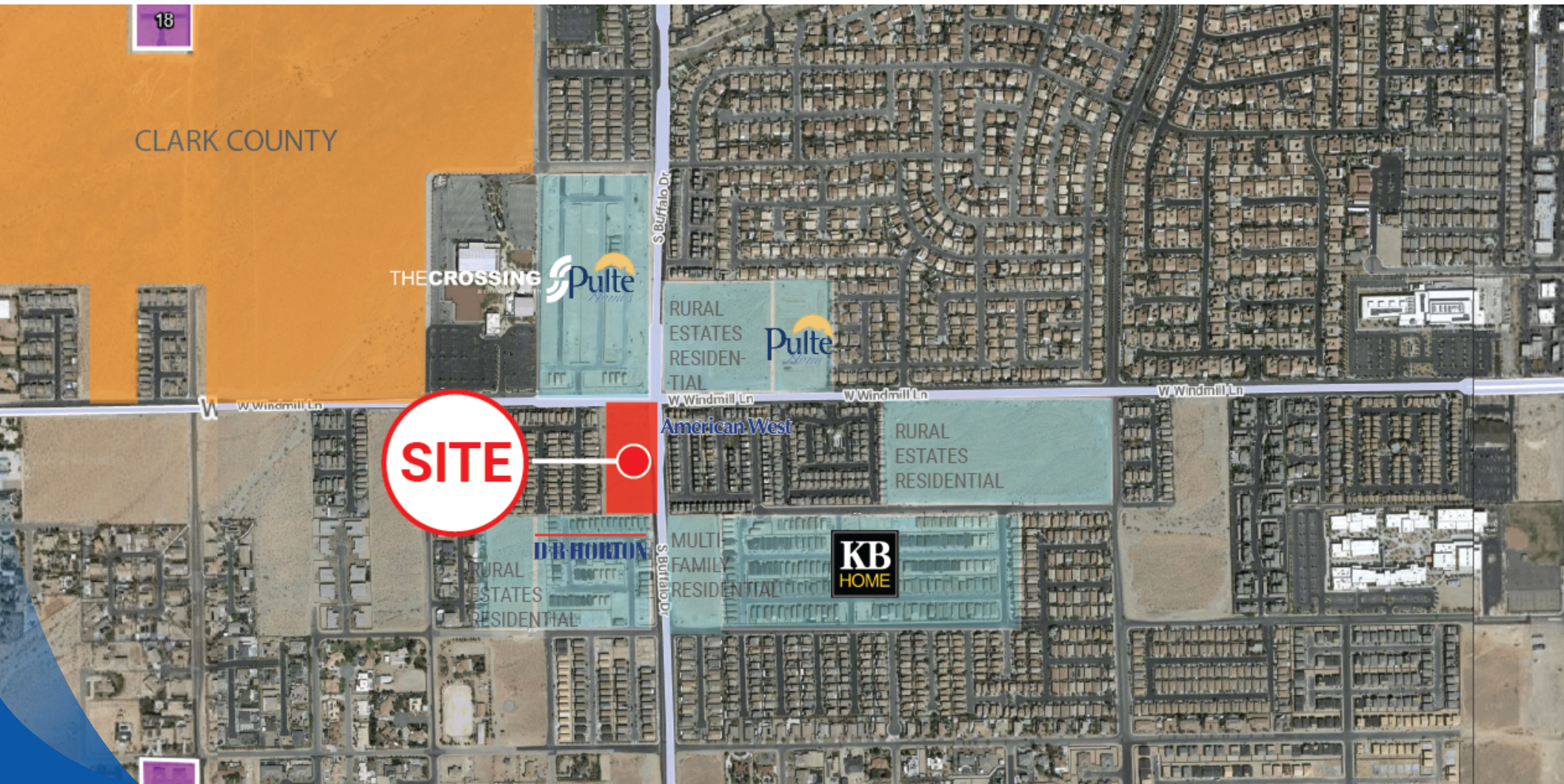


RETAIL PADS AVAILABLE

FOR LEASE, GROUND LEASE, BTS, RBTS

SWC W Windmill Ln & S Buffalo Dr
Las Vegas, NV 89113



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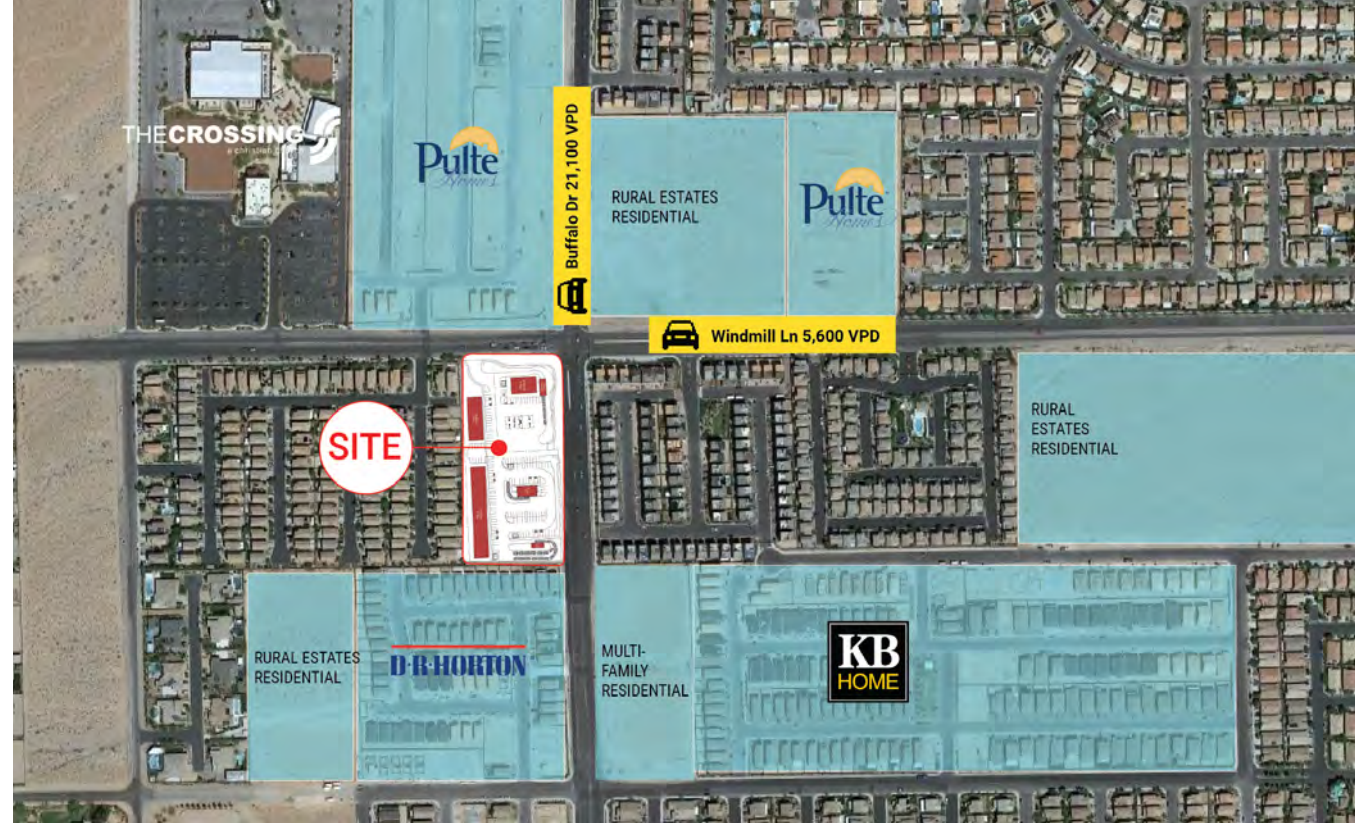
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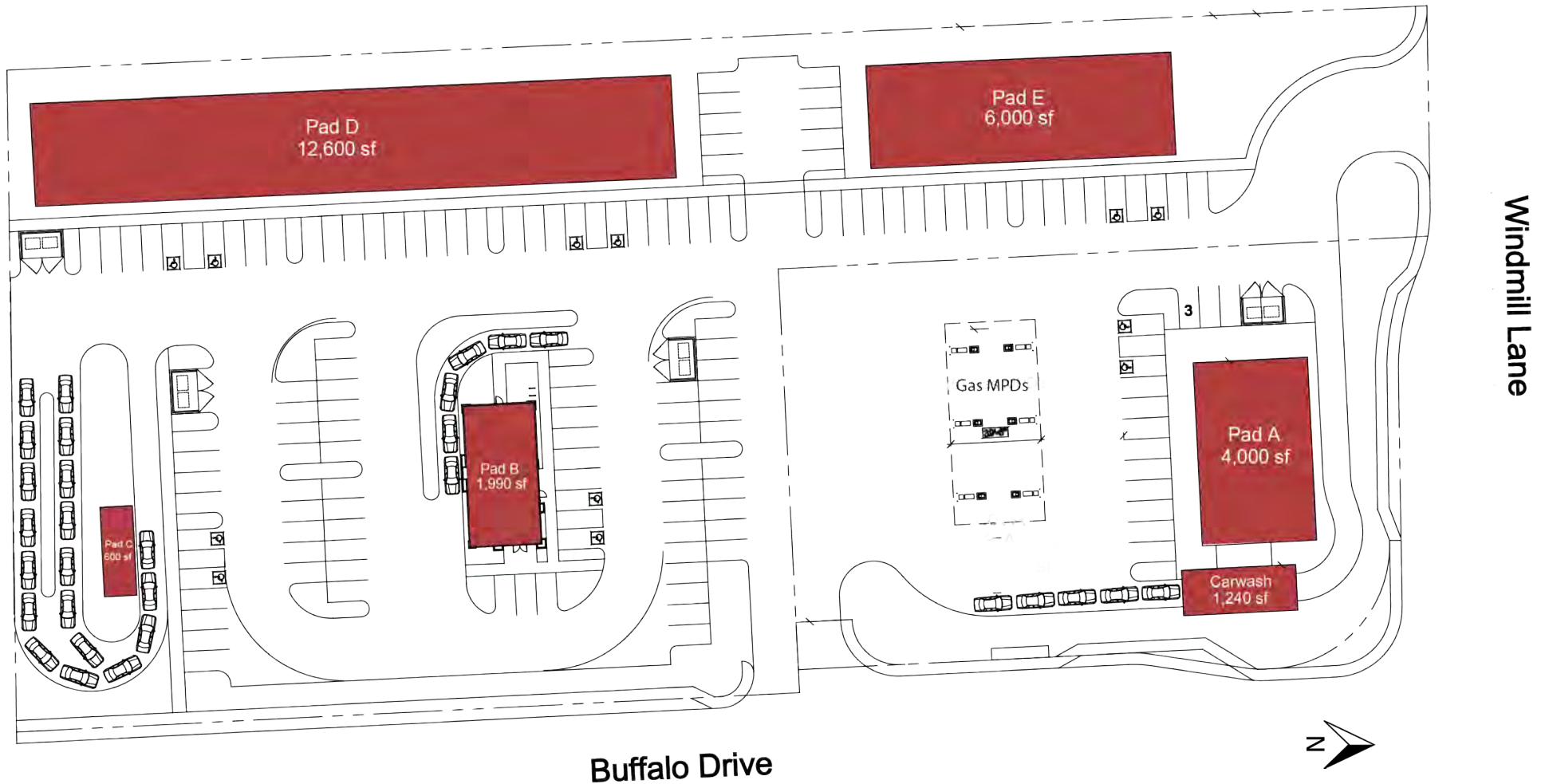
HIGHLIGHTS

- **±1,577 residential units planned or under construction within a 1 – mile radius**
- Limited retail in surrounding area
- Easy access to both Blue Diamond & 215 beltway
- Site plan is subject to change based on qualified tenant's needs



SCHEMATIC SITE PLAN

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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



TRADE AREA AERIAL

SWC W Windmill Ln & S Buffalo Dr
Las Vegas, NV 89113



AREA

DEMOGRAPHICS

SWC W Windmill Ln & S Buffalo Dr

Las Vegas, NV 89113



TRAFFIC COUNTS

Buffalo 21,100 VPD

Windmill 5,600 VPD



POPULATION

1 Mile 3 Miles 5 Miles

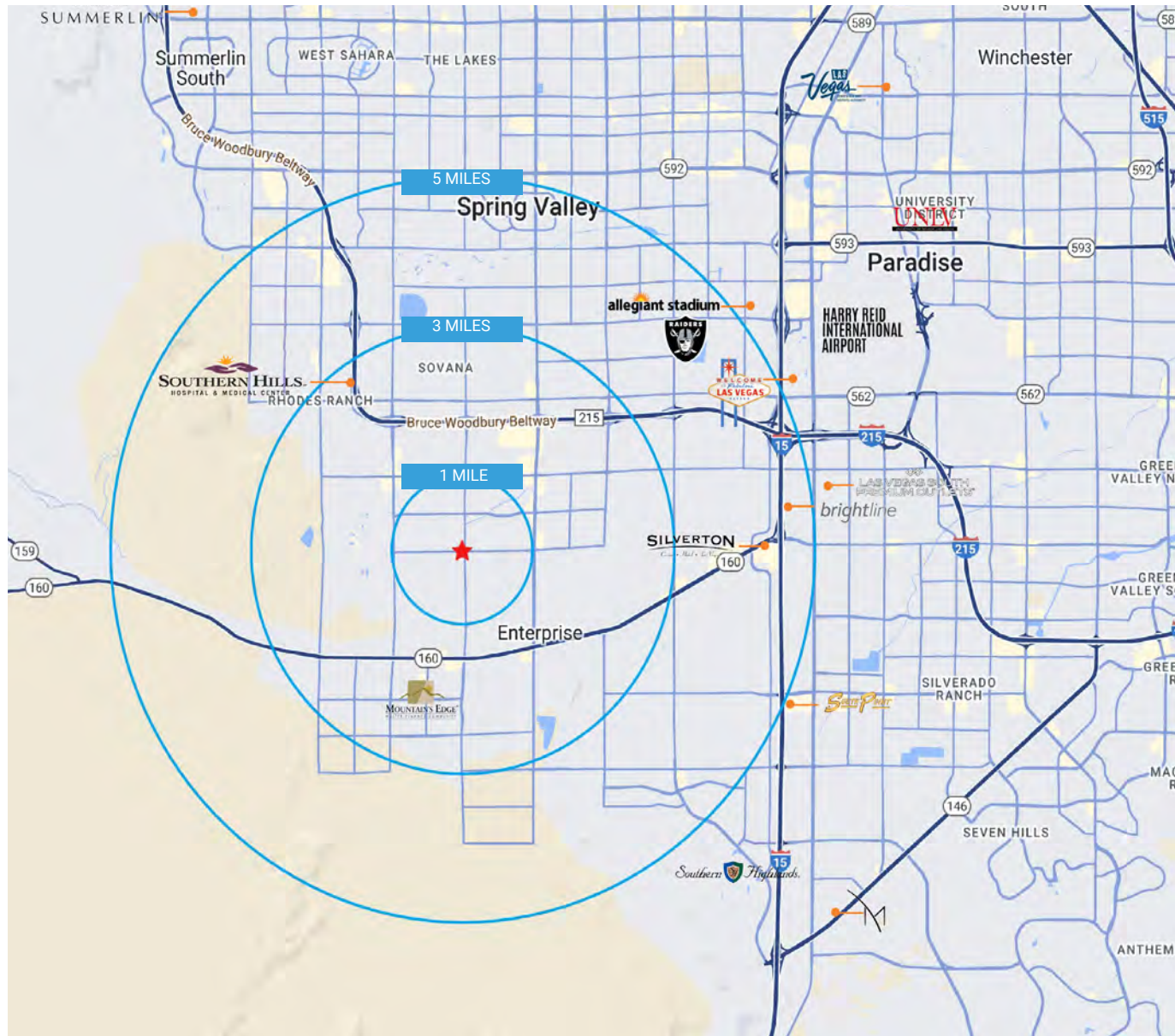
13,816 139,380 290,151



AVERAGE HHI

1 Mile 3 Miles 5 Miles

\$96,726 \$93,014 \$93,198



Sources:
SitesUSA 2022
TRINA, NV DOT 2021

roicre.com

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