9355 W FLAMINGO RD

LAS VEGAS, NV 89147-6425







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PROPERTY HIGHLIGHTS

- Attractive rental rate in-place and below market NNNs
- \$200,000 Key Money
- Turn Key Restaurant including hoods, grease trap, multiple walk-in coolers, and more
- 62,500 CPD at Intersection
- Additional walk in coolers located outside behind the Premises

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	22,316	166,655	340,876
2025 Households	8,675	67,729	137,951
2025 Avg. HH Income	\$81,690	\$96,517	\$92,433



AERIAL MAP



PROPERTY PHOTOS









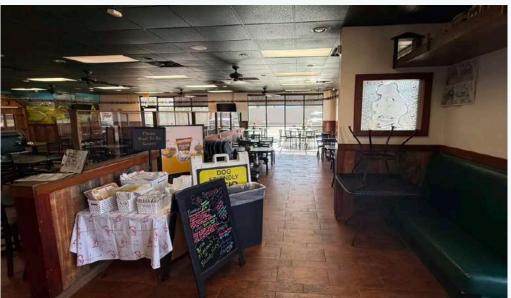
PROPERTY PHOTOS













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FOR MORE INFORMATION, PLEASE CONTACT

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