

2668 N. LAS VEGAS BLVD

N Las Vegas Blvd & Belmont
W SWC - North Las Vegas, NV



LAND

FOR SALE OR
GROUND LEASE

1.88 AC

Jeanene Maxson

📞 702.740.0046

📱 702.343.0904

✉️ jeanene@dunbarcommercial.com

LICENSE# BS.0146680.LLC

Cory Argubright

📞 702.740.0048

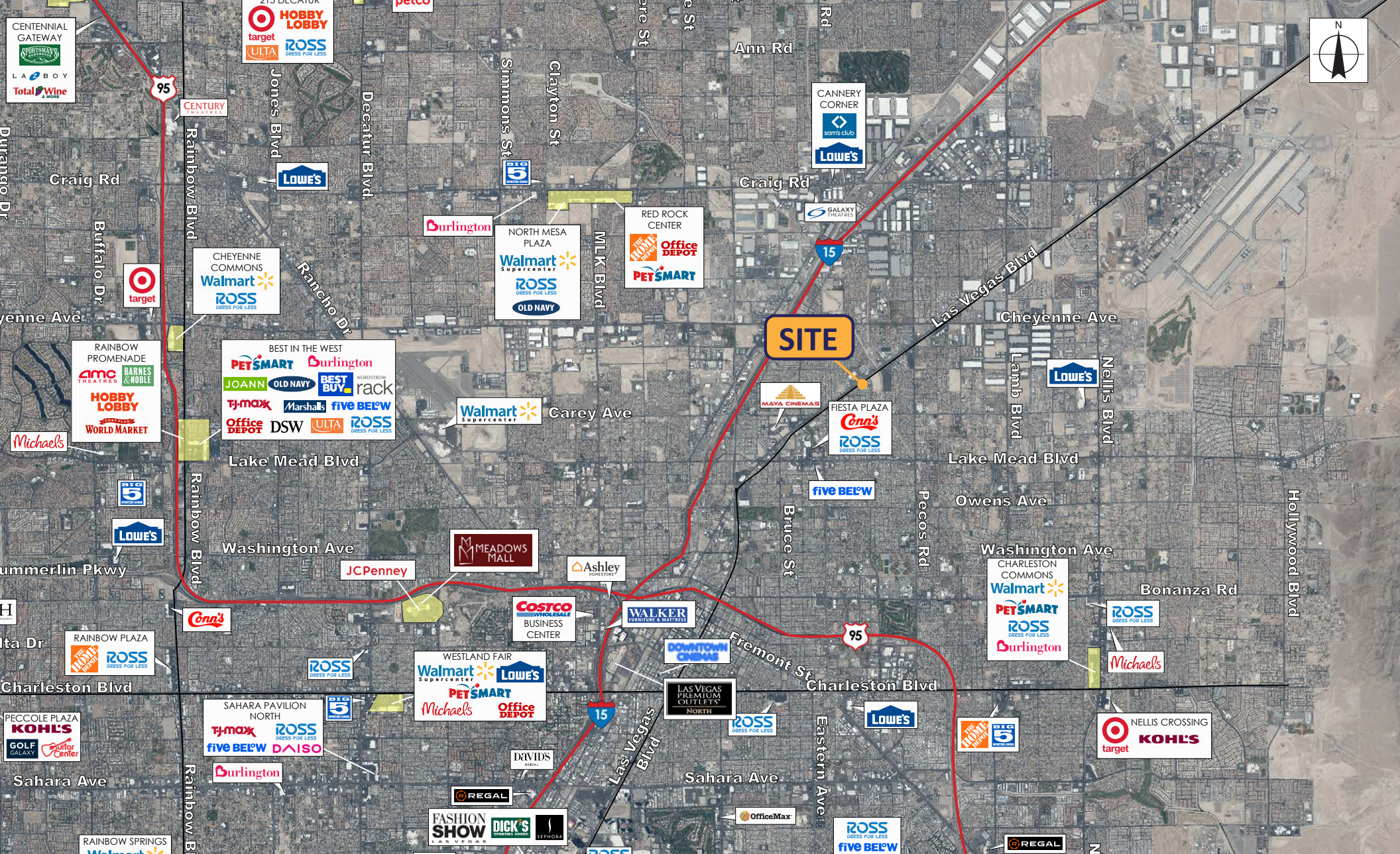
📱 702.325.7990

✉️ cory@dunbarcommercial.com

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XTEAM
RETAIL ADVISORS



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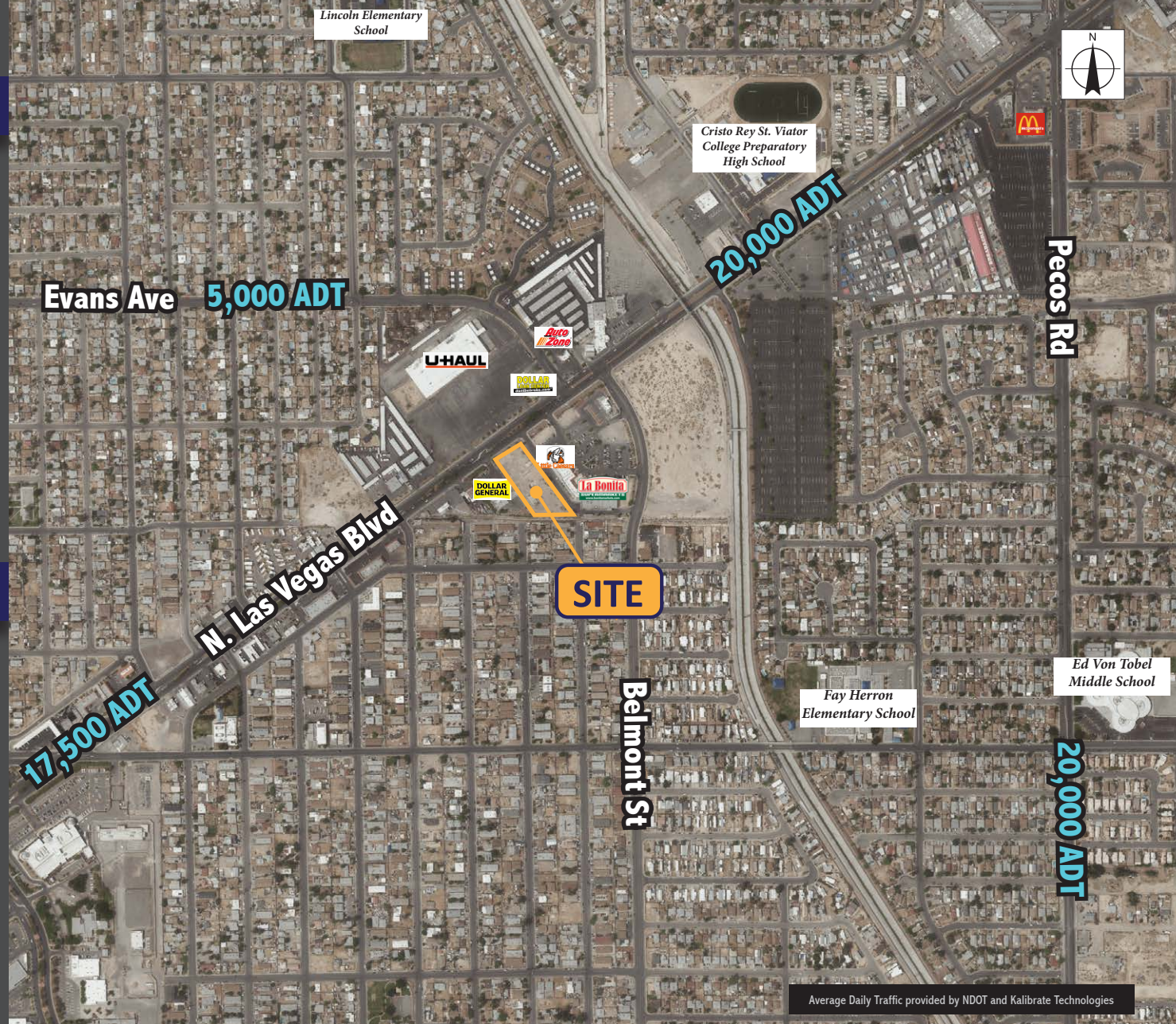


✓ SUMMARY

- ✓ Size: 1.88 AC (+/- 81,749 SF)
- ✓ For Sale or Ground Lease
- ✓ APN: 139-13-304-017
- ✓ Zoning: C-2
- ✓ City: North Las Vegas

🗨️ FEATURES

- 🗨️ Next to Dollar General
- 🗨️ High Traffic Counts
- 🗨️ Densely Populated



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SITE
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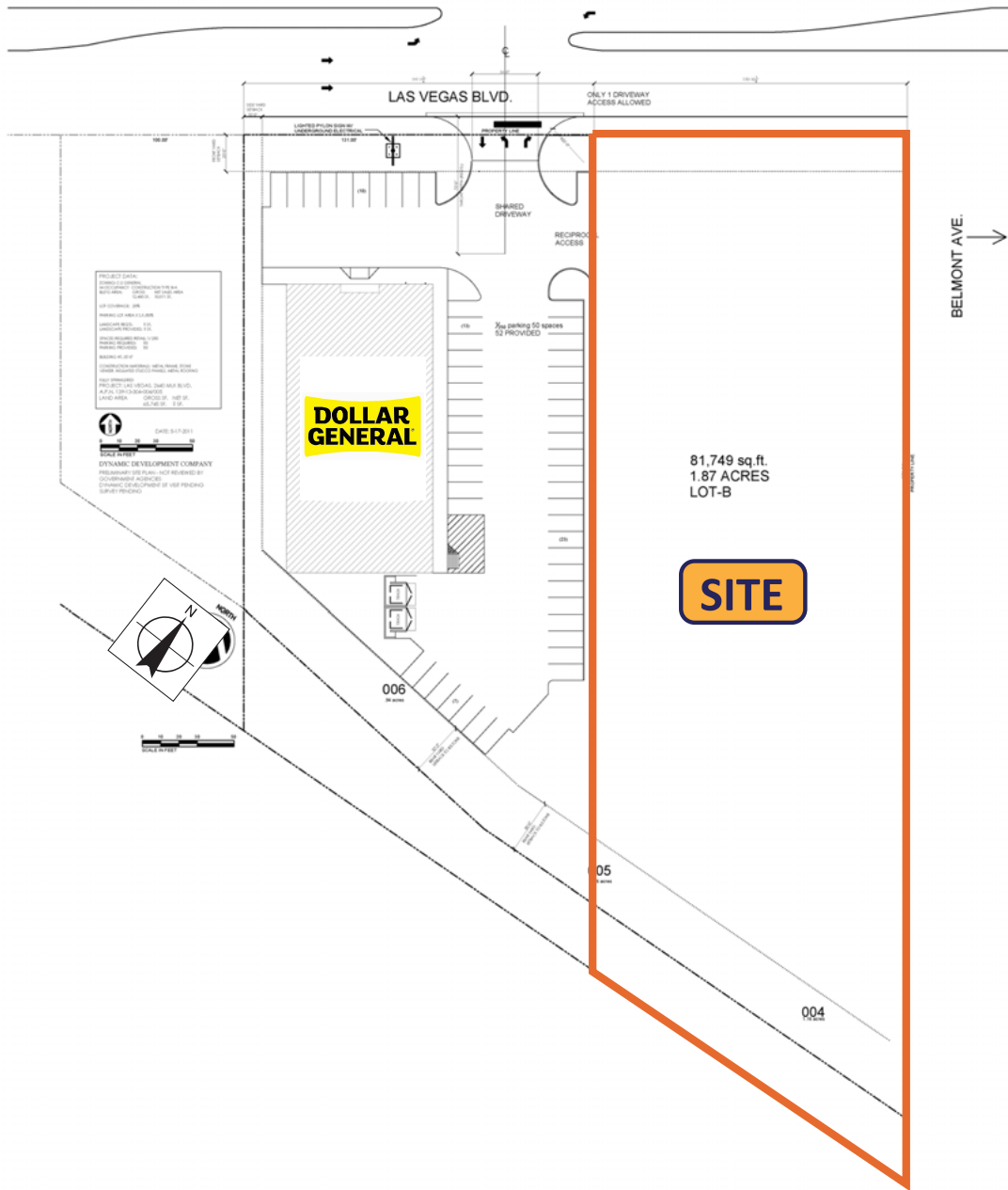
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3 MILE DEMOGRAPHICS

2024
Population



184,012

2024 Average
Household Income



\$63,654

2024
Households

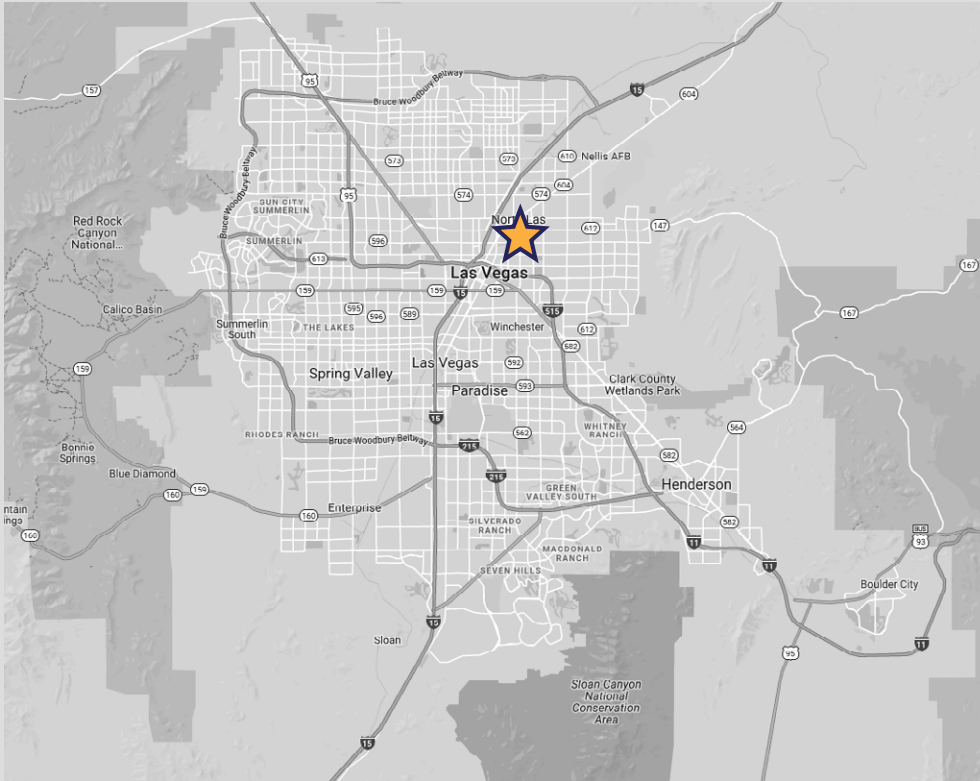


56,698

5-Year Population
Growth



2.8%



DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Longitude: -115.10901

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	33,528	185,225	482,199
Households	8,553	55,601	155,669
Average Household Size	3.53	3.24	3.04
2024 Summary			
Population	33,344	184,012	491,887
Households	8,660	56,698	161,247
Families	6,542	39,313	107,951
Average Household Size	3.47	3.16	3.00
Owner Occupied Housing Units	3,430	23,520	79,096
Renter Occupied Housing Units	5,230	33,178	82,151
Median Age	30.2	31.6	33.5
Median Household Income	\$51,532	\$49,503	\$55,308
Average Household Income	\$60,784	\$63,654	\$72,417
2029 Summary			
Population	34,062	189,198	510,024
Households	8,952	59,061	169,313
Families	6,747	40,822	112,857
Average Household Size	3.44	3.12	2.96
Owner Occupied Housing Units	3,686	25,457	84,937
Renter Occupied Housing Units	5,266	33,604	84,377
Median Age	30.1	32.1	34.4
Median Household Income	\$58,820	\$56,891	\$65,000
Average Household Income	\$71,911	\$75,351	\$85,344
Trends: 2024-2029 Annual Rate			
Population	0.43%	0.56%	0.73%
Households	0.67%	0.82%	0.98%
Families	0.62%	0.76%	0.89%
Owner Households	1.45%	1.60%	1.44%
Median Household Income	2.68%	2.82%	3.28%

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