LYNDEN SQUARE ±4,465 SF AVAILABLE

6145 S Fort Apache Rd Las Vegas, NV 89148



DAN ADAMSON 702.550.4934 | dan@roicre.com Lic # B.0026992.CORP EDWARD LEHNARDT, CCIM 702.830.1119 | edward@roicre.com Lic # S.0180688 CHRIS WALDBURGER, CCIM 702.483.3683 | chris@roicre.com Lic # S.0190814



PROPERTY **HIGHLIGHTS**

±4,465 SF AVAILABLE Do not disturb existing tenant

- Two-tenant freestanding building at the entrance to Lynden Square
- Second generation retail space available January 1, 2025
- Frontage and visibility on high traffic Fort Apache Rd
- Monument Signage Available
- Located in high income demographic with limited retail opportunities available in a high growth submarket
- Adjacent to local staple Pressed For Juice
- Easy access to 215



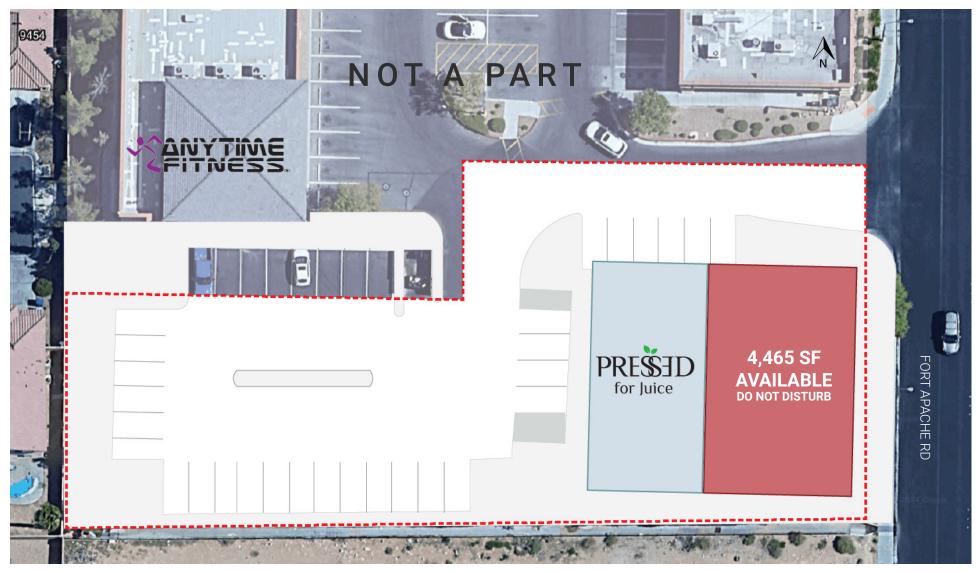


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PROPERTY **SITE PLAN**

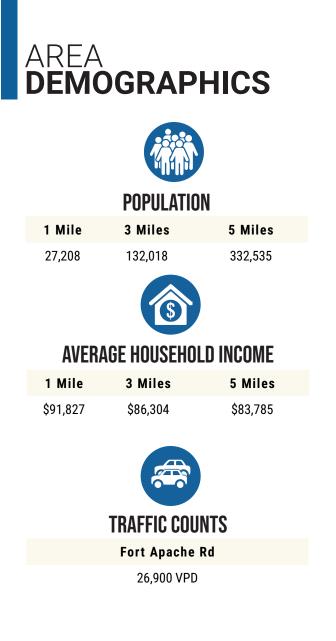


SUITE	Tenant	Size (SF)
500	AVAILABLE 1/1/2025	4,465
506	Pressed for Juice	1,353

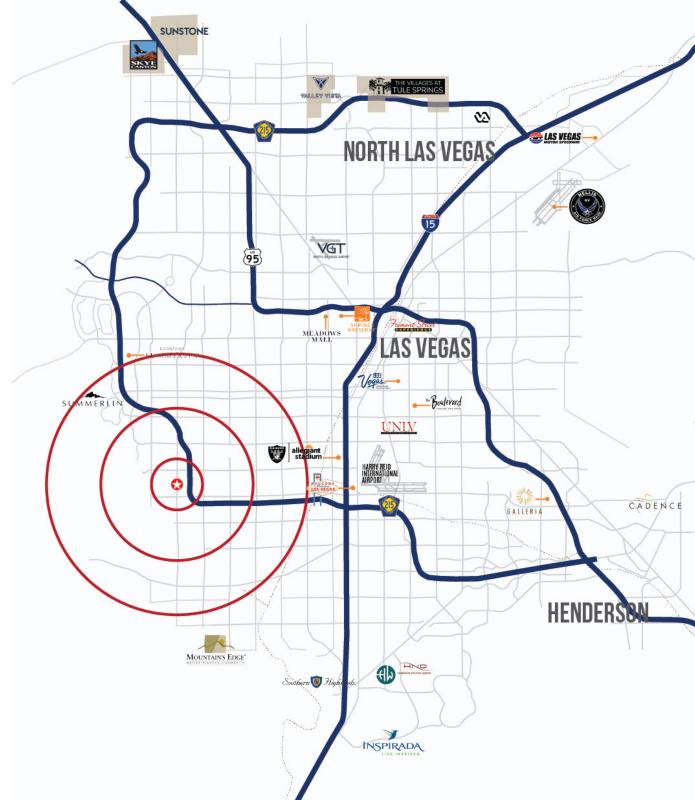
TRADE AREA **AERIAL**

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Source: SitesUSA 2024 TRINA, NV DOT 2023



LYNDEN SQUARE 6145 S FORT APACHE RD **LAS VEGAS, NV 89148**

CALL US FOR **MORE INFO**

DAN ADAMSON



702.550.4934



dan@roicre.com

Lic # B.0026992.CORP

EDWARD LEHNARDT, CCIM



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