

LYNDEN SQUARE

±4,465 SF AVAILABLE

6145 S Fort Apache Rd
Las Vegas, NV 89148



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PROPERTY HIGHLIGHTS

LYNDEN SQUARE
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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



 **\$3.50 PSF / \$0.60 NNN**
LEASE RATE

 **COMMERCIAL GENERAL (C-G)**
ZONING

163-31-717-003
APN

PROPERTY SITE PLAN

LYNDEN SQUARE
6145 S Fort Apache Rd
Las Vegas, NV 89148



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

TRADE AREA AERIAL

LYNDEN SQUARE
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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
27,208	132,018	332,535



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$91,827	\$86,304	\$83,785



TRAFFIC COUNTS

Fort Apache Rd
26,900 VPD




Source:
SitesUSA 2024
TRINA, NV DOT 2023

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




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CALL US FOR MORE INFO

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