\pm 3,975 SF AVAILABLE

FOR LEASE

2965 S Maryland Pkwy Las Vegas, NV 89109



DAN ADAMSON

702.550.4934 | dan@roicre.com Lic # B.0026992.CORP

EDWARD LEHNARDT, CCIM

702.830.1110 | edward@roicre.com Lic # S.0180688

CHRIS WALDBURGER

702.483.3683 | chris@roicre.com Lic # S.0190814



2965 S MARYLAND PKWY LAS VEGAS, NV 89109

3,975 SF AVAILABLE

- Fully equipped, turnkey salon space inside Beauty Supply Warehouse
- Move-in ready space with hair stations, shampoo sinks, chair dryers and manicure tables
- 140' frontage along Maryland Pkwy
- Directly across from Sunrise Hospital
- Excellent visibility, density and high daytime population
- Zoning: General Commercial District (C-2)
- APN: 162-10-703-004





SITE **Plan**

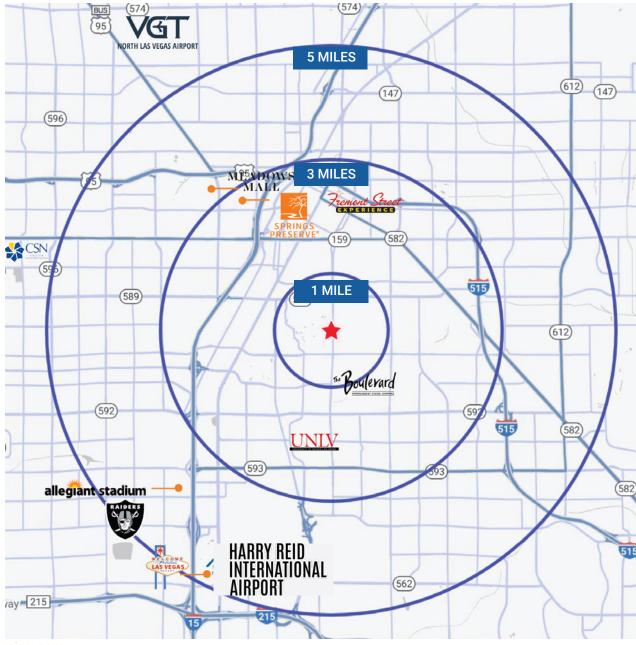


roicre.com

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



AREA **DEMOGRAPHICS**



2965 S Maryland Pkwy Las Vegas, NV 89109



POPULATION 1 Mile 3 Miles 5 Miles 23,856 181,126 513,755



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$66,201	\$63,657	\$64,389



TRAFFIC COUNTS Maryland Pkwy - 33,500 VPD Vegas Valley Dr - 3,900 VPD

Sources: SitesUSA 2023 TRINA, NV DOT 2022

oicre.com

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**

2965 S Maryland Pkwy Las Vegas, NV 89109



roicre.com

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





2965 S MARYLAND PKWY **LAS VEGAS, NV 89109**



www.roicre.com

9121 W Russell Rd Suite 111 Las Vegas, NV 89148

CALL US FOR MORE INFO

DAN ADAMSON



702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

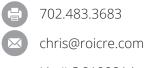
EDWARD LEHNARDT



edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER



Lic # S.0190814

Print date: September 18, 2023 12:21 PM

Connect with us:

- facebook.com/roicre
 - twitter.com/roicre

Linkedin.com/roicre