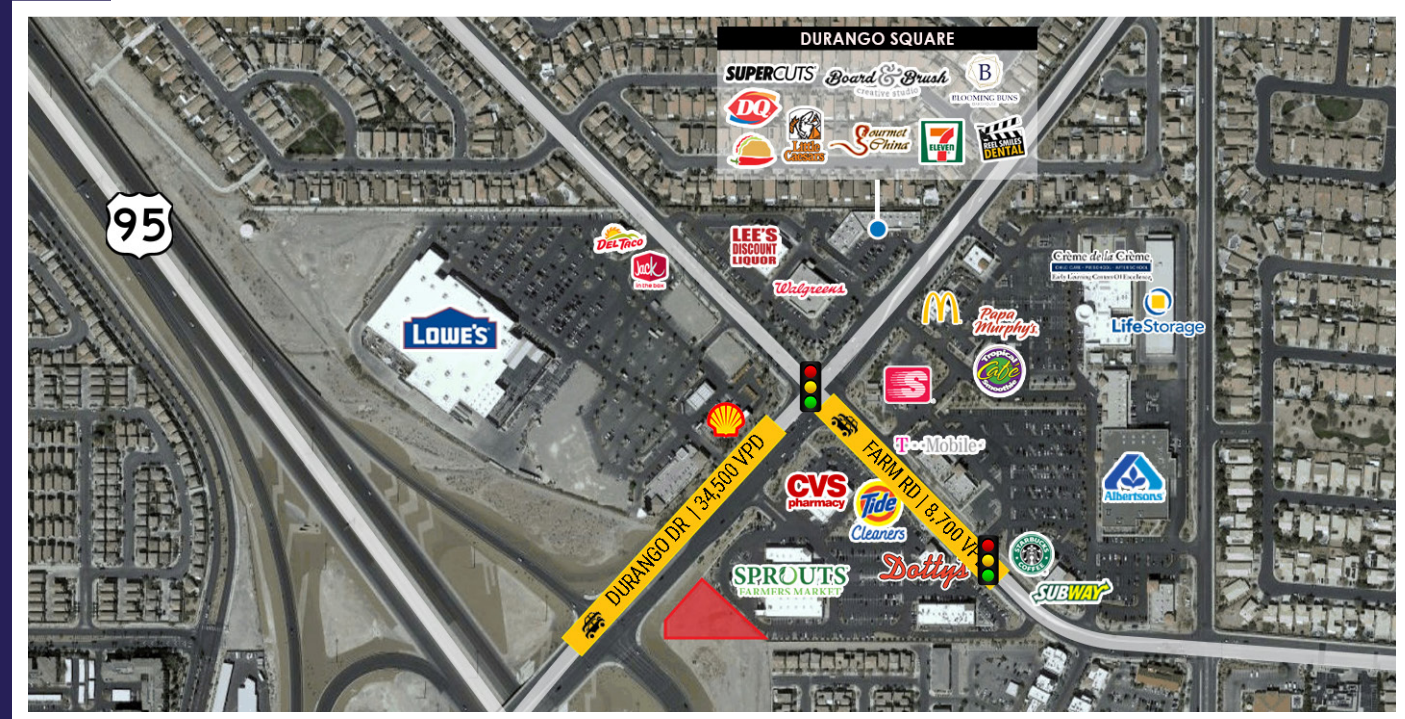


SEC Durango Dr. & US-95
Las Vegas, NV 89131

± 0.65 AC PAD AVAILABLE FOR LEASE



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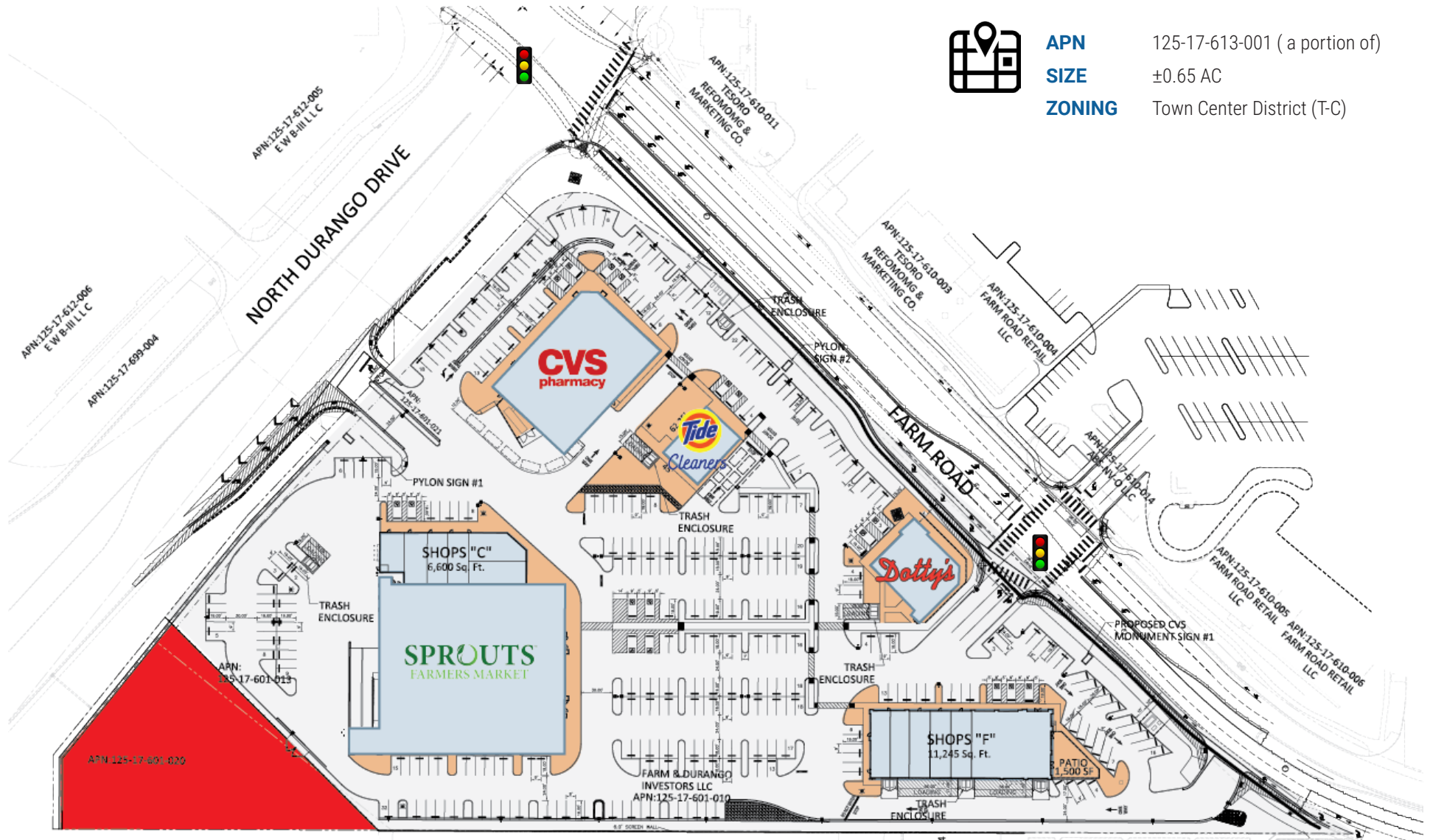
roicre.com



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

SITE PLAN

SEC Durango Dr. & US-95
Las Vegas, NV 89131



APN 125-17-613-001 (a portion of)
SIZE ±0.65 AC
ZONING Town Center District (T-C)

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
25,074	99,425	185,483



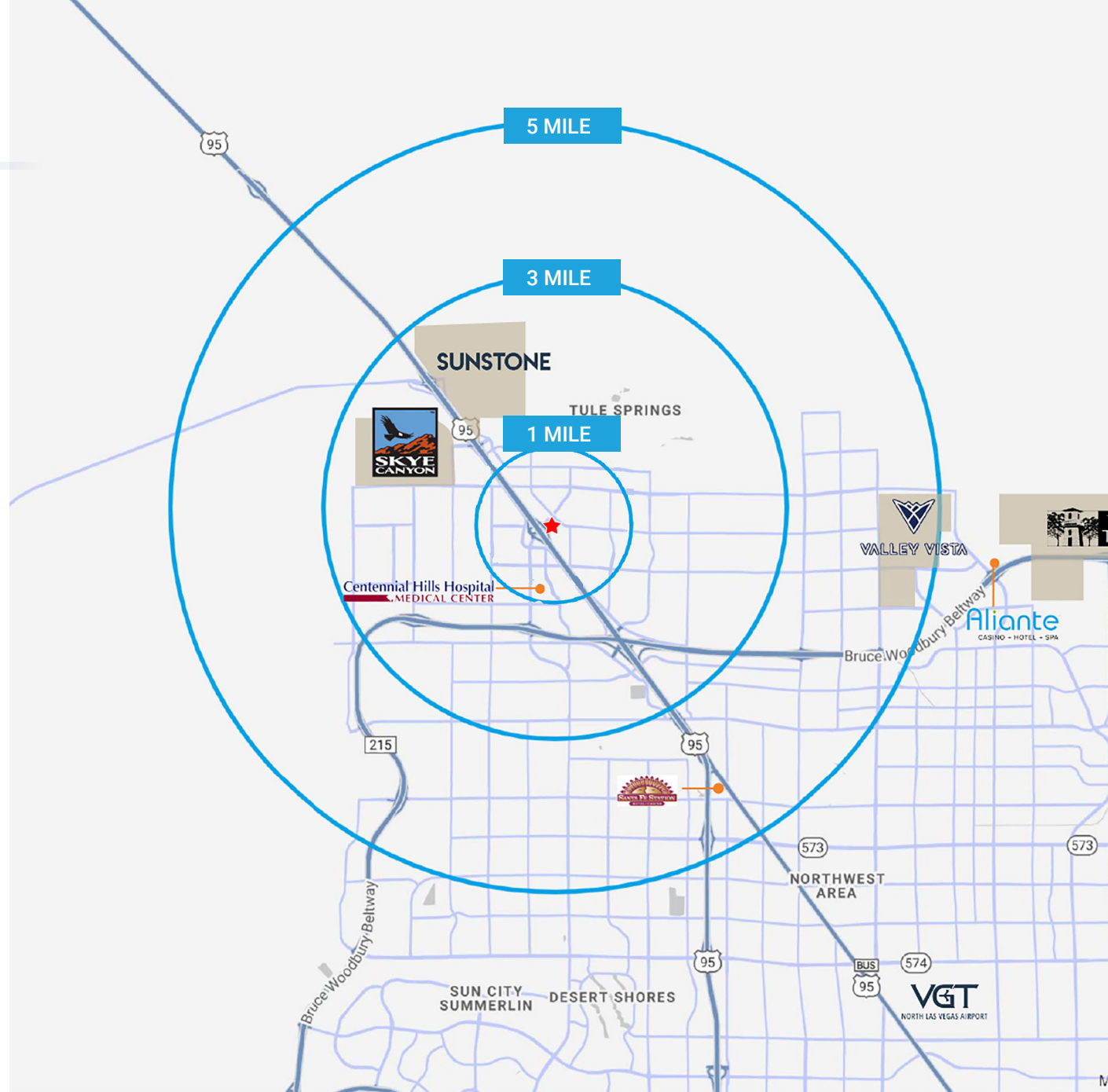
AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$93,085	\$115,626	\$117,960



TRAFFIC COUNTS

Durango Dr - 34,500 VPD
Farm Rd - 8,700 VPD



Source:
TRINA, NV DOT 2021
SitesUSA 2022

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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

