

CHARLESTON SQUARE

NEC Charleston Blvd & Lamb Blvd
4440 E. Charleston Blvd | Las Vegas,



RETAIL FOR LEASE

JOIN:



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LICENSE # BS.0146680.LLC

Cory Argubright

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RETAIL ADVISORS

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LAST UPDATED: 6/18/2025

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

✓ SUMMARY

- ✓ Size: 18,400 SF (Anchor)
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate
- ✓ APN: 140-32-401-013

💬 FEATURES

- 💬 Join WSS
- 💬 Busy Corridor
- 💬 Charleston Blvd Traffic 56,500 ADT
- 💬 Excellent Ingress/Egress
- 💬 Strong Demographics



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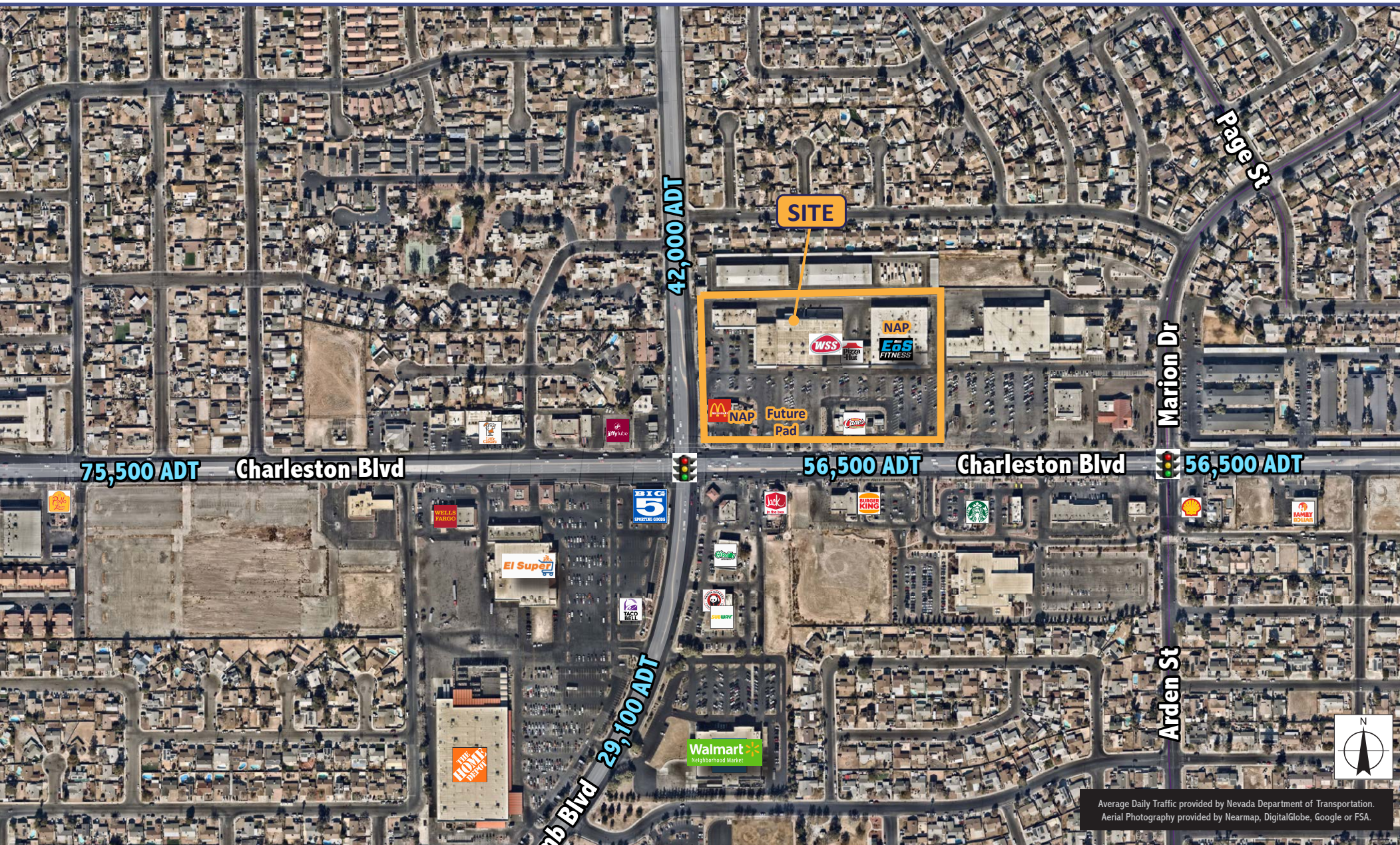
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Average Daily Traffic provided by Nevada Department of Transportation.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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3 MILE DEMOGRAPHICS

2024
Population



246,760

2024 Average
Household Income



\$65,662

2024
Households

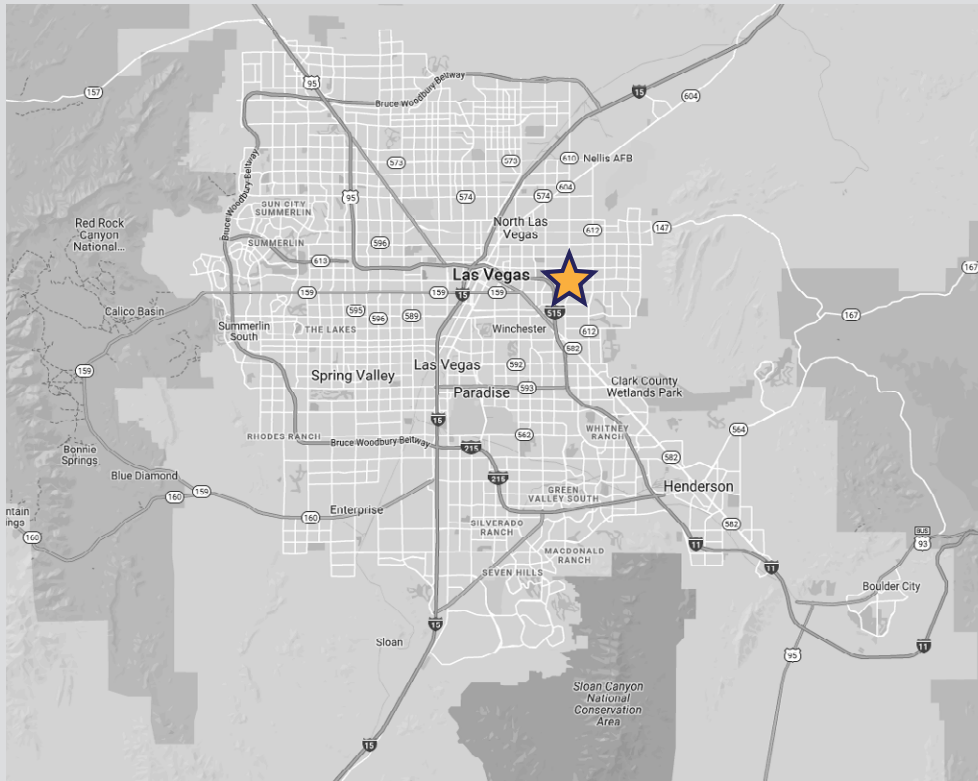


82,839

5-Year Projected
Population Growth



2%



DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	28,518	247,760	508,901
Households	8,440	82,839	179,143
Average Household Size	3.37	2.98	2.80
2024 Summary			
Population	27,806	246,796	511,430
Households	8,496	83,960	182,568
Families	6,165	54,515	110,373
Average Household Size	3.26	2.93	2.76
Owner Occupied Housing Units	4,767	41,180	81,987
Renter Occupied Housing Units	3,729	42,780	100,581
Median Age	33.1	34.9	35.6
Median Household Income	\$52,060	\$50,261	\$51,074
Average Household Income	\$66,123	\$65,662	\$68,036
2029 Summary			
Population	28,284	251,734	525,107
Households	8,738	86,677	189,951
Families	6,323	56,036	114,143
Average Household Size	3.23	2.90	2.72
Owner Occupied Housing Units	5,072	43,821	87,434
Renter Occupied Housing Units	3,665	42,857	102,517
Median Age	33.5	35.8	36.5
Median Household Income	\$60,187	\$57,453	\$57,915
Average Household Income	\$78,911	\$77,607	\$79,801
Trends: 2024-2029 Annual Rate			
Population	0.34%	0.40%	0.53%
Households	0.56%	0.64%	0.80%
Families	0.51%	0.55%	0.67%
Owner Households	1.25%	1.25%	1.29%
Median Household Income	2.94%	2.71%	2.55%

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