

48,386 RENTABLE SF
SPACE IS DIVISIBLE

8150 S Eastern Ave
Las Vegas, NV 89123

Windmill Valley Plaza



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48,386 RENTABLE SF ANCHOR SPACE

Divisible to minimum 12,000 SF

- Excellent street visibility
- Pylon Signage available
- 57,700 vehicles per day (combined traffic counts) at intersection
- Other traffic generators in the area include Smith's Food & Drug, Walgreens

AREA RETAILERS

 **Smith's** *Walgreens*

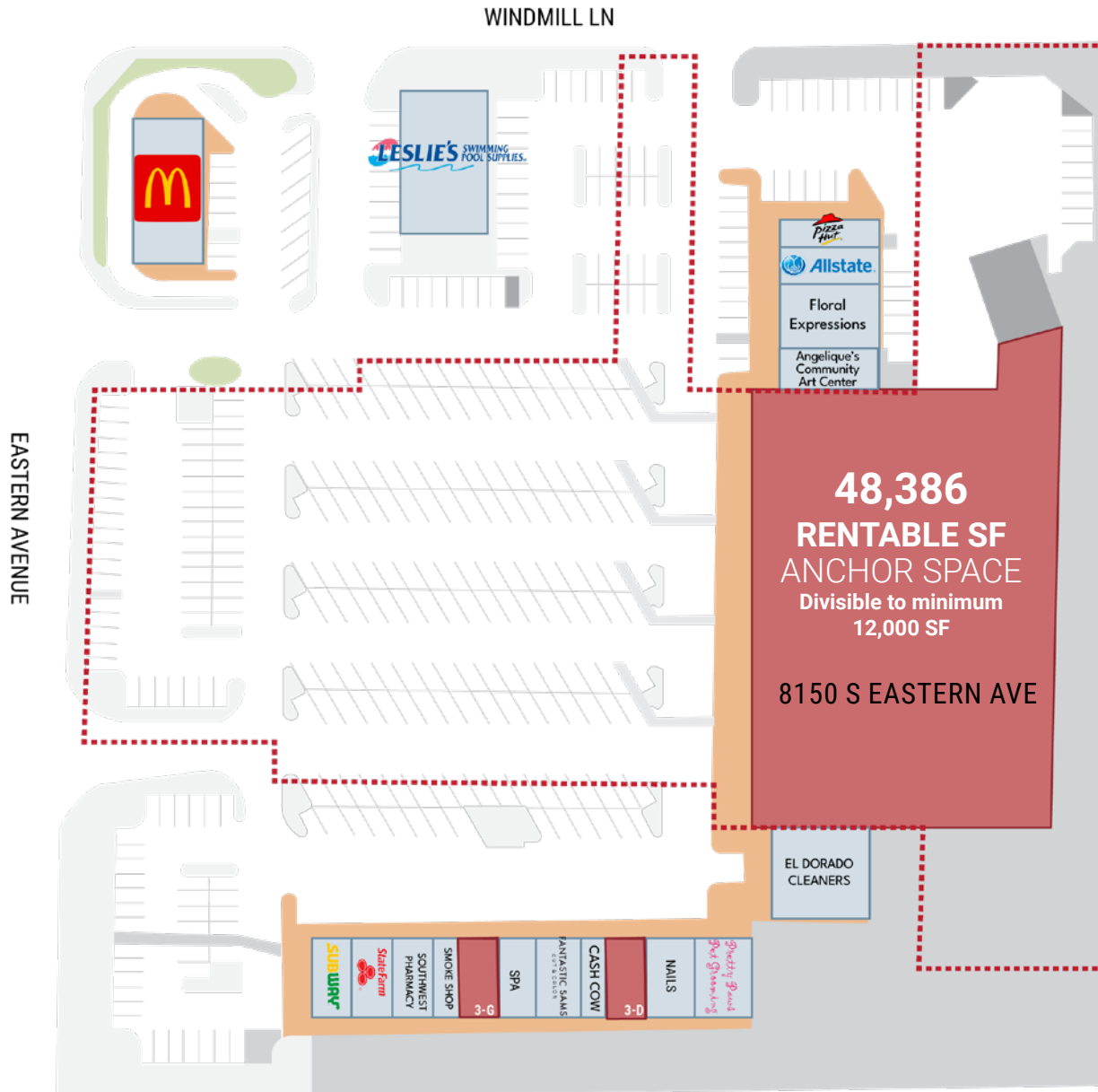


SUBWAY



PROPERTY SITE PLAN

8150 S Eastern Ave
Las Vegas, NV 89123



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
19,153	142,000	360,158



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$113,668	\$115,036	\$108,128



TRAFFIC COUNTS

Windmill Ln	Eastern Ave
26,300 VPD	27,400 VPD

Source:
SitesUSA 2024
TRINA, NV DOT 2023



TRADE AREA AERIAL

8150 S Eastern Ave
Las Vegas, NV 89123



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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





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CALL US FOR MORE INFO




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