



## PROPERTY DETAILS

- ±55,730 SF ( ±1.28 Acres)
- Available for purchase, ground lease, or build-to-suit
- Master planned commercial development
- Signalized Intersection
- Water, Sewer, Electric all stubbed to Pad
- Offsites completed
- North Las Vegas Zoned Neighborhood Commercial (C-1)



## Join Our Other Retailers





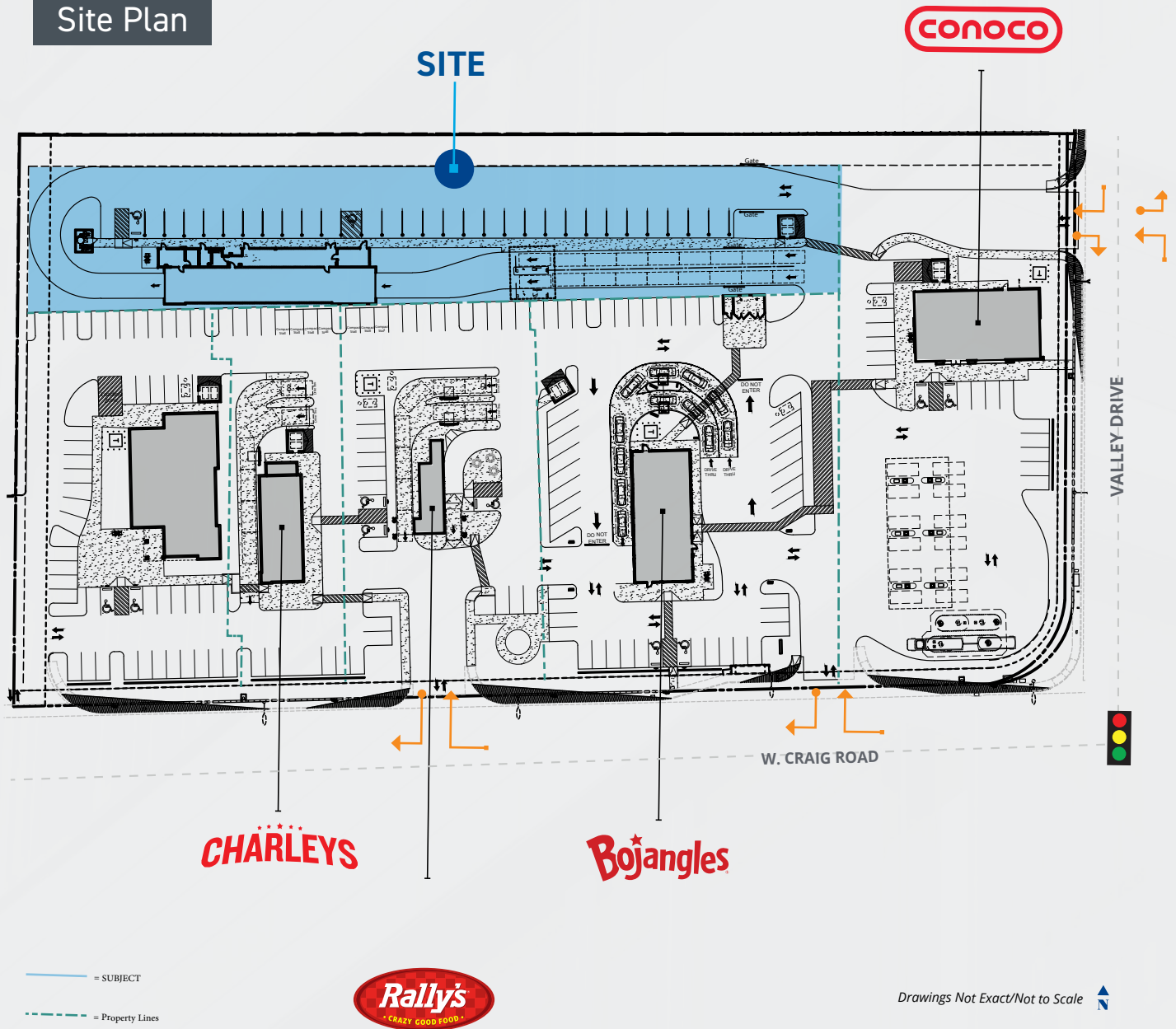

## DEMOGRAPHICS

2023

	1 Mile	3 Miles	5 miles
Population	16,427	167,453	446,728
Avg. HH Income	\$83,231	\$85,766	\$88,120



## Site Plan





## Nearby Amenities



## Aerial Map

