

FOR GROUND LEASE or BUILD TO SUIT



**S. Decatur Blvd & Post Rd.
Las Vegas, NV 89118**

2,600 SF PAD AVAILABLE

Devon Sansone
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 **SANSONE**
INVESTMENTS
Ben Atias
(725)600-1064
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Property Details

SQFT: 2,600 SF

Restaurant, Drive-Thru, & Retail

Zoned: Commercial General (CG)

Ground Lease or Build to Suit

Rate: Contact Broker

Property Highlights

- Southwest Corridor
- 100 Feet of Decatur Frontage
- High Traffic Counts on Decatur
- LAST Pad Available
- Instant access to CC-215 Beltway and I-15 freeway
- Parcel Number: 163-36-811-001
- Plans for PAD complete. Site is ready for groundbreaking
- Traffic Counts:
 - Decatur Blvd. // $\pm 43,500$ VPDS.
 - I-215 Freeway. // $\pm 125,000$ VPDS.



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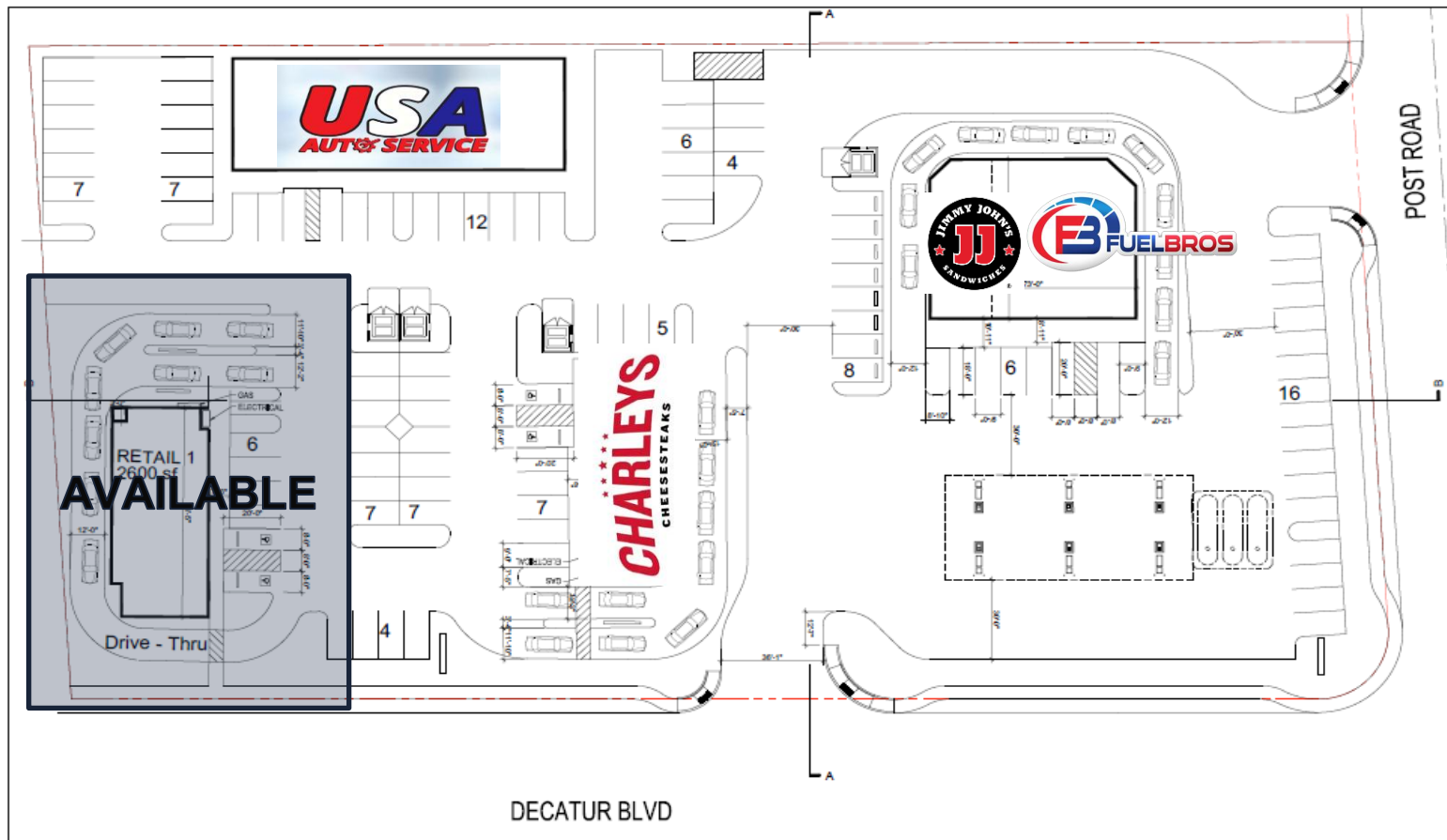
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Site Plan

Space Available:
2,600 SF

Resturant / Retail

New
Construction



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43,500 VEHICLES PER DAY

SITE



Aerial

**76.1K Visits
Over Past 12
Months to Nearby
Restaurant**

**5.8 miles / 10
minutes
To the Las Vegas
Strip**

**Instant access to
I-15 & I-215
Freeways**

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Demographics

Pylon Signage Available



POPULATION	1-mile	3-mile	5-mile
2024 Population	23,200	165,300	433,600

HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	9,100	66,500	176,900

INCOME	1-mile	3-mile	5-mile
2024 Average	\$67,100	\$71,300	\$76,400

Household Income

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**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

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