

**FOR LEASE**

# PALM COURT

6883 S Eastern Ave  
Las Vegas, NV 89119



**graski retail team**

roicre.com

## Contact our team today!

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# PROPERTY HIGHLIGHTS

**PALM COURT**  
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## ±1,451 - 2,213 S For Lease

Palm Court Business Center is a 122,634 SF multi-building professional & retail complex located just south of Harry Reid International Airport and within the Las Vegas Airport sub-market.

- ✓ ±2,213 SF 2nd Generation Restaurant Available
- ✓ ±1,451 SF End cap unit with plenty of parking
- ✓ Easy ingress/egress with multiple access points
- ✓ Eastern Ave exposure to 33,500 VPD
- ✓ Easy access to 215 Beltway Freeway
- ✓ The property is located directly across the street from Sunset Park, one half mile east of Harry Reid International Airport

 **COMMERCIAL GENERAL (CG)**  
ZONING

 **177-02-614-016**  
PARCEL NO.



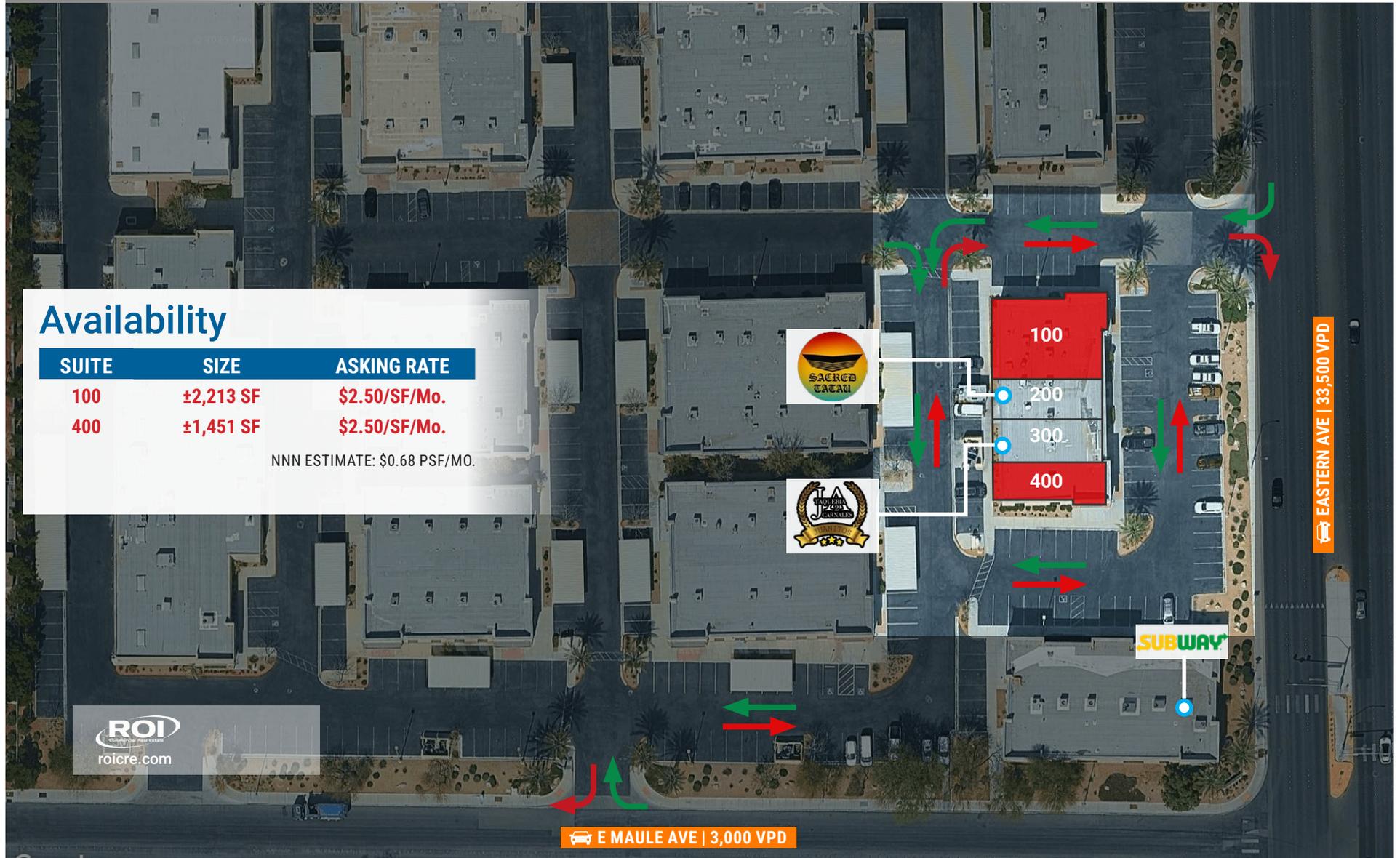
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# PALM COURT SITE PLAN

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# TRADE AREA AERIAL

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# TRADE AREA DEMOGRAPHICS

## Accessible & Connected

THE LAS VEGAS STRIP

41.7 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)

58.4 MILLION PASSENGERS IN 2024

Source: LVCVA

### POPULATION



1 MILE	3 MILES	5 MILES
8,359	124,181	404,395

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$105,155	\$108,721	\$103,941

### TRAFFIC COUNTS



EASTERN AVE	SUNSET RD	CC-215
33,500 VPD	46,000 VPD	165,000 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



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