



4355 S GRAND CANYON DR
Las Vegas, NV 89147

FOR LEASE

JOIN: **FLOOR & DECOR**
TILE • WOOD • STONE

CONTACT US graskiretailteam

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HIGHLIGHTS

PROPERTY DESCRIPTION

159,000+ square foot retail building located in the southwest part of the Las Vegas Valley, near the Flamingo Road and I-215 Beltway interchange.

This area is highly sought after, and the building is situated just east of the Summerlin South master planned community.

Floor & Decor has leased and is open on the southern portion of this building which leaves approx. 82,190 square feet available to lease.



Located close by to the Flamingo Road & I-215 Beltway Interchange which provides for excellent regional access



Situated in a high growth submarket with an abundance of multi-family and single family projects under development



Superior demographics of over 313,246 and average household incomes of \$115,330 within a 5 mile radius



Co-tenants with Floor & Décor, Target, Kohl's, JC Penney, and Flip N Out Xtreme

OFFERING SUMMARY

Lease Rate
Available SF
Lot Size

Contact Broker
82,190 SF
12.19 Acres

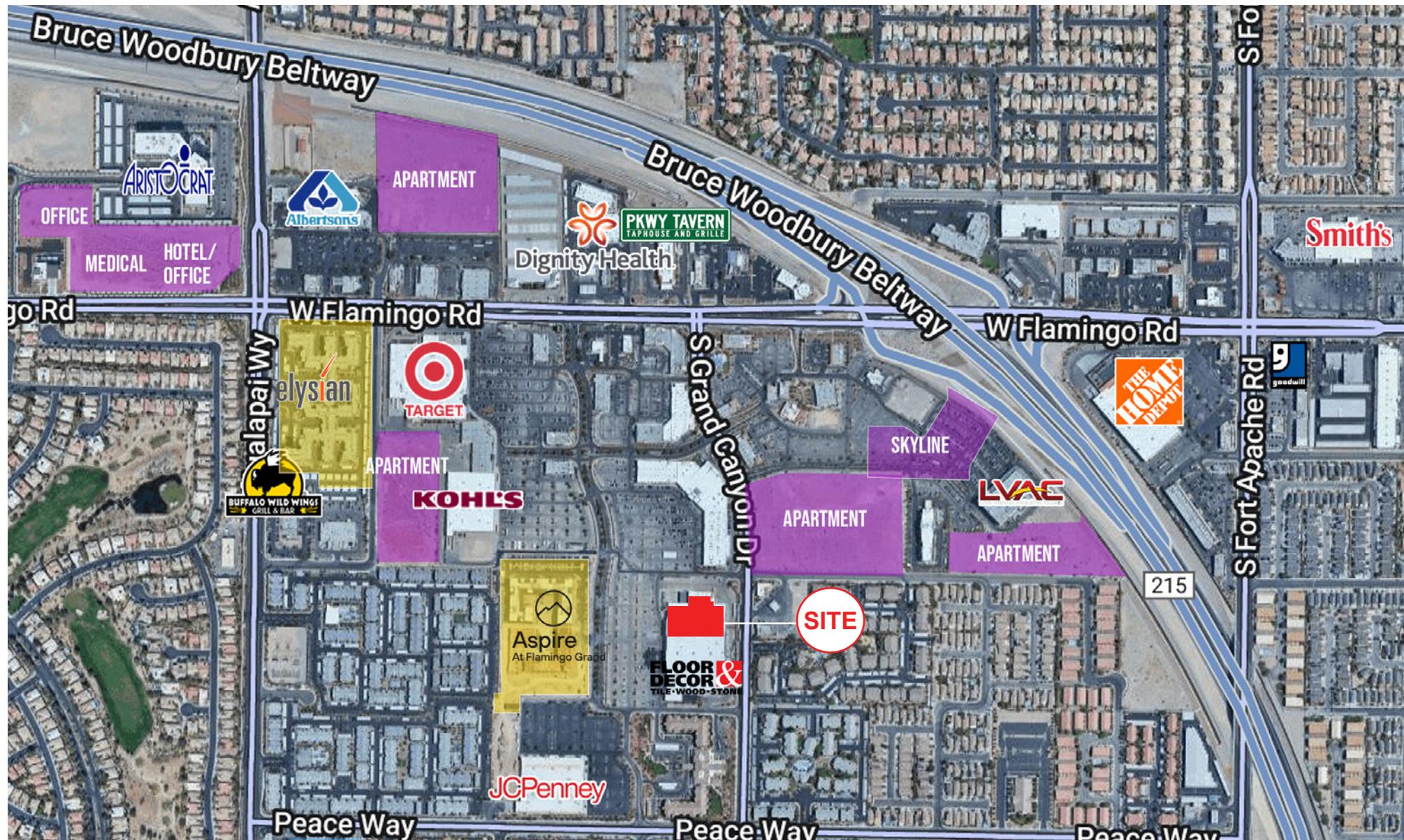
All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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DETAILED AERIAL

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SITE PLAN

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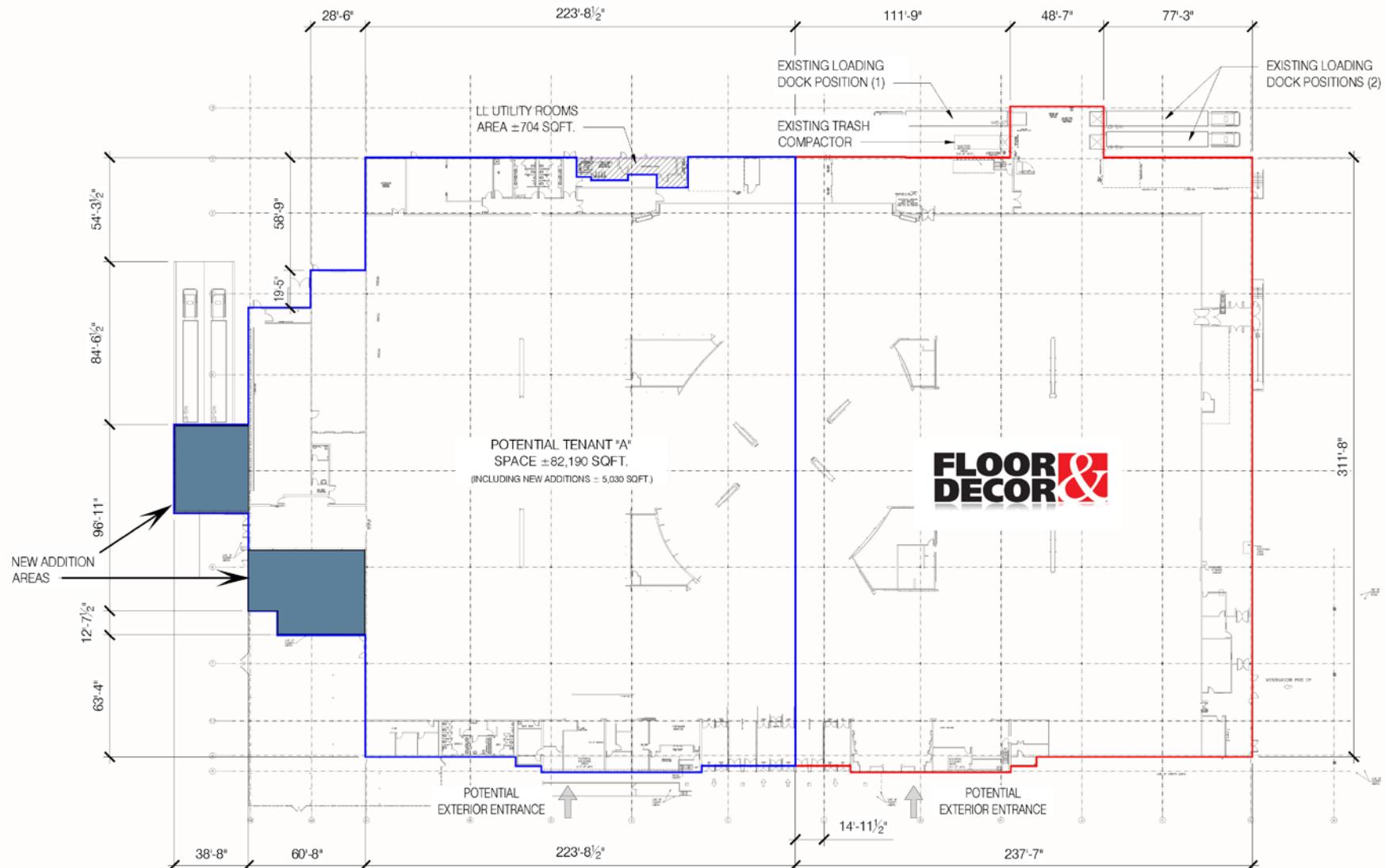
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FLOOR PLAN

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LOADING DOCK - TENANT'S WORK

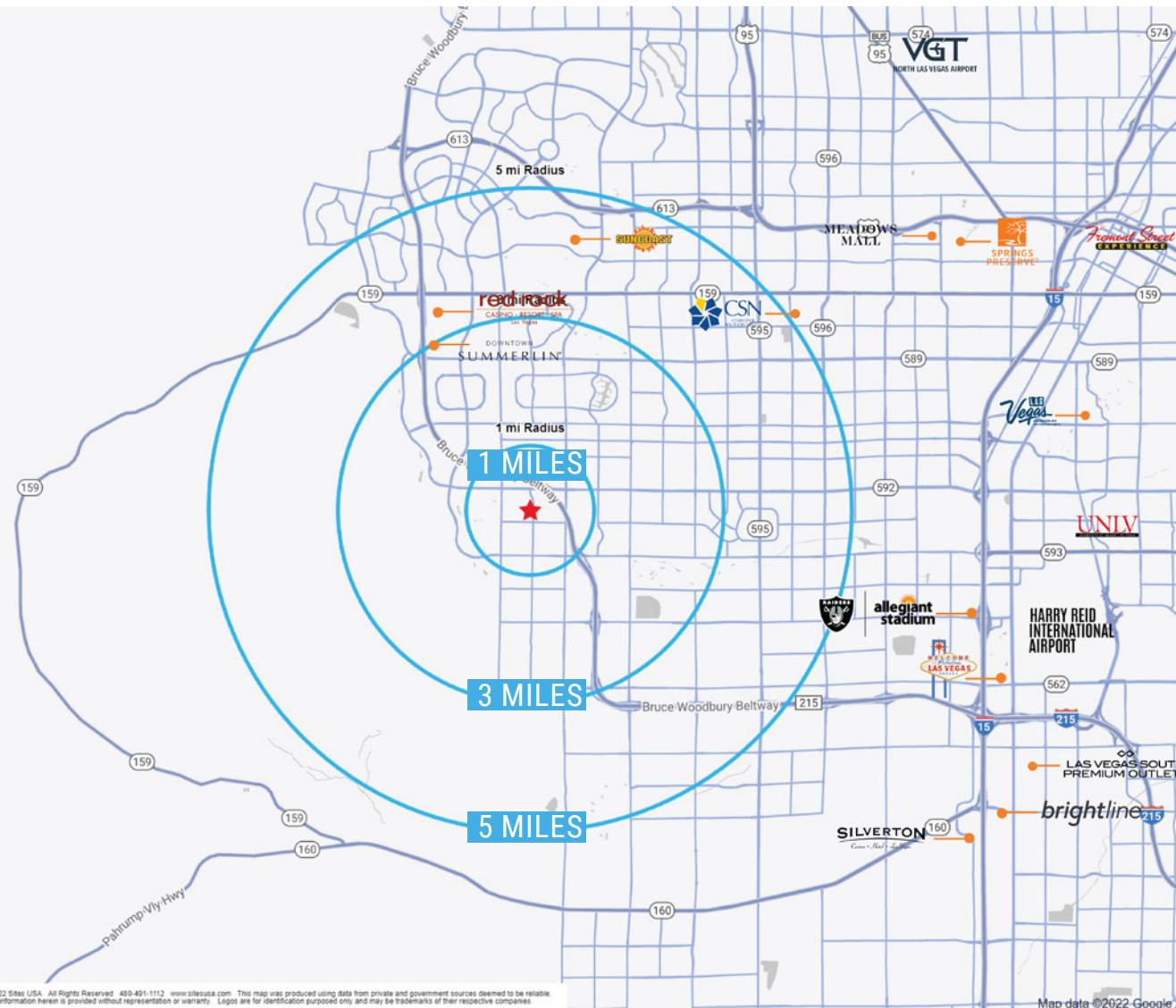
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AREA DEMOGRAPHICS

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POPULATION

1 Mile	24,691	\$105,500
3 Miles	156,158	\$126,760
5 Miles	323,713	\$126,531



AVERAGE HHI

HOUSEHOLDS		
1 Mile	10,600	
3 Miles	66,348	
5 Miles	134,185	



TRAFFIC COUNTS

Flamingo Rd - 8,700 VPD
Grand Canyon - 9,650 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

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