



ERIC ROGOSCH

Vice President

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NV #S.0052003

FOR LEASE

PEBBLE MARYLAND CENTER

8930 S. Maryland Parkway, Las Vegas, NV 89123



PROPERTY SUMMARY



LEASE RATE:	\$2.00 SF/mo
ESTIMATED NNN:	\$0.90 SF/mo
AVAILABLE SF:	±1,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,629	31,860	54,643
TOTAL POPULATION	22,526	84,186	142,301
AVERAGE HH INCOME	\$80,278	\$78,853	\$80,005

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PROPERTY DESCRIPTION

Available for Lease, 8930 S. Maryland Parkway Las Vegas, NV 89123, a ±1,000 SF Tattoo Studio situated in Pebble Maryland Center. Pebble Maryland Center is located on the SEC of S. Maryland Parkway & E. Pebble Road and is surrounded by dense residential. Notable tenants of the center include Mulligan's Border Bar and Pebble Maryland Animal Hospital.

PROPERTY HIGHLIGHTS

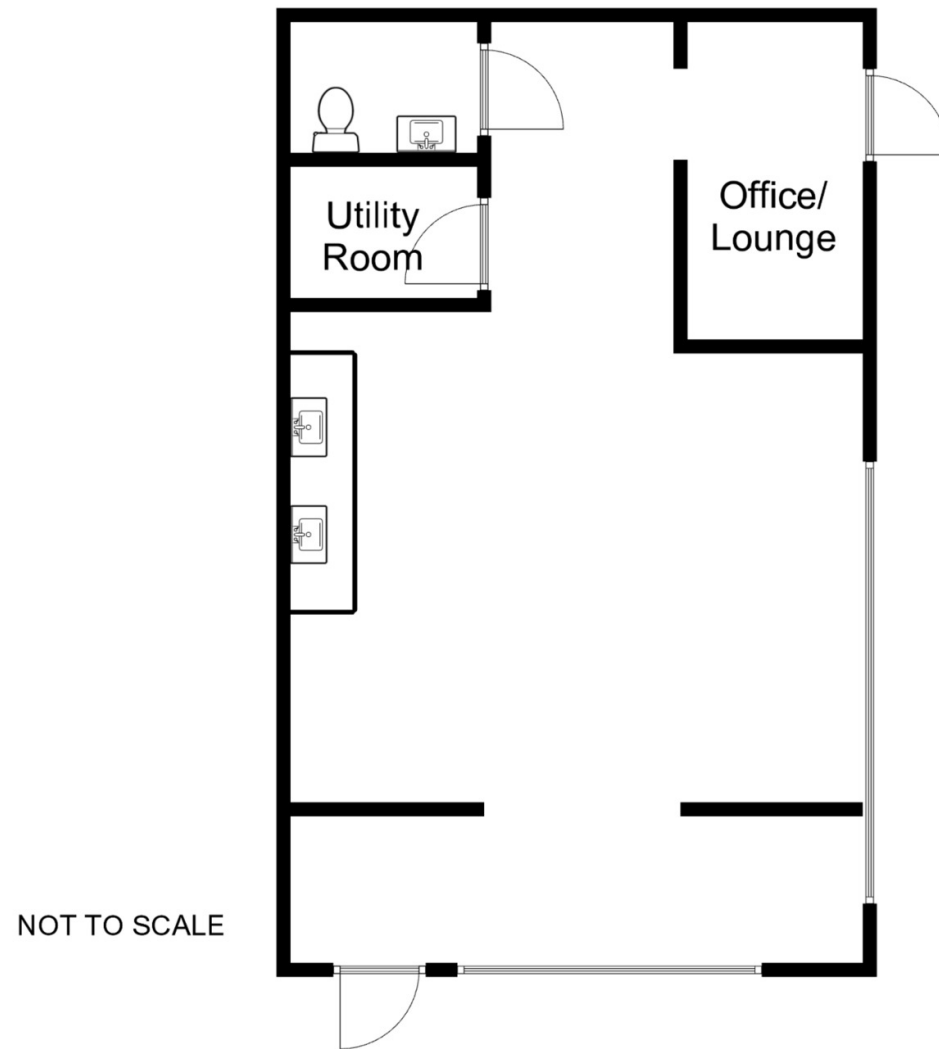
- ±1,000 SF Second Gen Tattoo Studio end cap with excellent Maryland Parkway visibility
- Ideal for nails, lash lounge, or aesthetics. Will consider Medical uses
- Surrounded by dense residential area with above-average household incomes
- Easy access to CC-215/Silverado Ranch/Seven Hills/Inspirada and more!

ADDITIONAL PHOTOS



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FLOOR PLAN



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RETAILER MAP



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