

DEAN MARTIN LAND FOR SALE, LEASE OR BTS

NWC Flamingo & Dean Martin | Las Vegas, NV 89103



PROPERTY HIGHLIGHTS

- Adjacent to the Rio All-Suites Hotel & Casino
- Excellent visibility and access from the I-15, Flamingo and Dean Martin.
- 0.5 Miles from the Las Vegas Strip
- Close proximity to numerous international hotel properties
- Just 2 blocks from the new Raiders Stadium
- One of the busiest interchanges in the state

2019 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius	Average HH Income:	Traffic Counts: Flamingo & I-15 Combined
171,304	\$46,540	398,500_{vpd}



Contact:

Makayla Peterson • c: 702.917.1137 • o: 702.221.2500 ext. 315 • mpeterson@newmarketadvisors.com
 Bill Hicks • o: 702.221.2500 ext. 333 • bhicks@newmarketadvisors.com



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North Parcels



South Parcel

OFFERING:	For Sale, Ground Lease, or Build to Suit
LOCATION:	Dean Martin Dr. & Flamingo Rd.
APN #s:	162-20-103-003: 006, 162-20-103-009
LAND SIZE:	1.72 Acres with 3 Parcels
PRICE:	\$6.5 M
INCOME:	Instant income while developing/leasing
TERM:	Contact broker for more information
ZONING:	H1 & M1
COMMISSION:	Seller offering Brokers 3% comission



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2019 ESTIMATED DEMOGRAPHICS

Population



1-Mile	18,726
3-Mile	171,304
5-Mile	408,442

Average Household Income



1-Mile	\$35,703
3-Mile	\$46,540
5-Mile	\$56,689

Number of Households

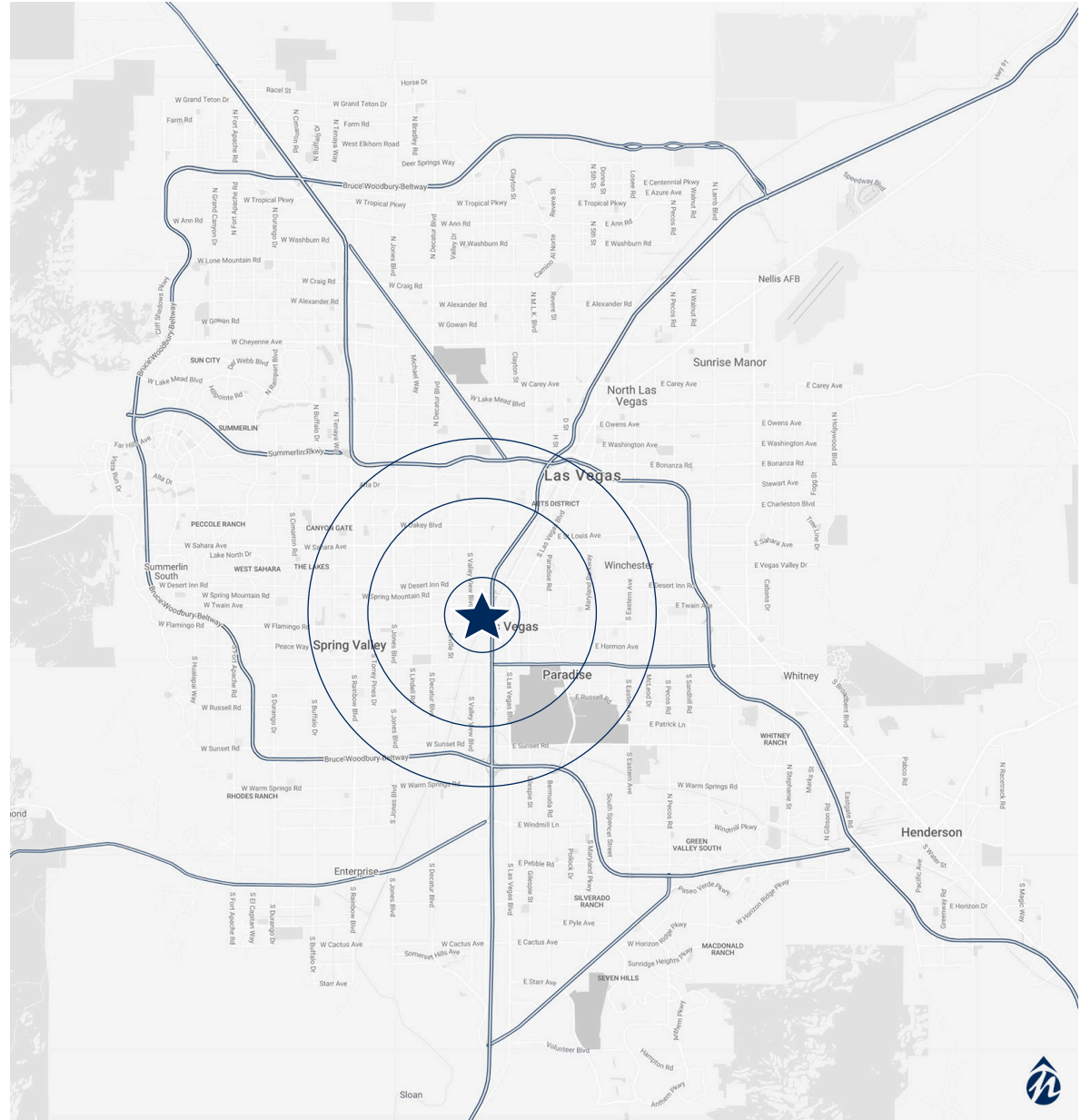


1-Mile	10,432
3-Mile	79,529
5-Mile	173,500

Daytime Population (Employees)



1-Mile	103,494
3-Mile	283,912
5-Mile	469,663



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