

# FOR LEASE



+/- 3,198 SF Drive Thru

2205 E Richmar Ave Las Vegas, NV 89123

Miles Sansone

Phone: (702) 321-8241

Email: [Leasing@SansoneCompanies.com](mailto:Leasing@SansoneCompanies.com)

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

[www.SansoneCompanies.com](http://www.SansoneCompanies.com)





## LEASING DETAILS

Space Available	3,198 SF
Lease Rate	\$5.75 PSF
NNN	\$0.90 PSF

- Fronting Eastern Ave. with over 100,000 Cars/day
- Excellent Tenant Mix
- Traffic Light Accessible
- Strong retail corridor with growing population
- Covered Parking and Pylon Signage available

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2024 Population	15,914	165,173	315,117
HOUSEHOLDS			
2024 Households	6,236	66,302	127,506
INCOME			
2024 Average Household Income	94,547	104,619	\$105,582



AERIAL MAP



RICHMAR PLAZA

The information herein was obtained from sources deemed reliable; however Sansone Companies & SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

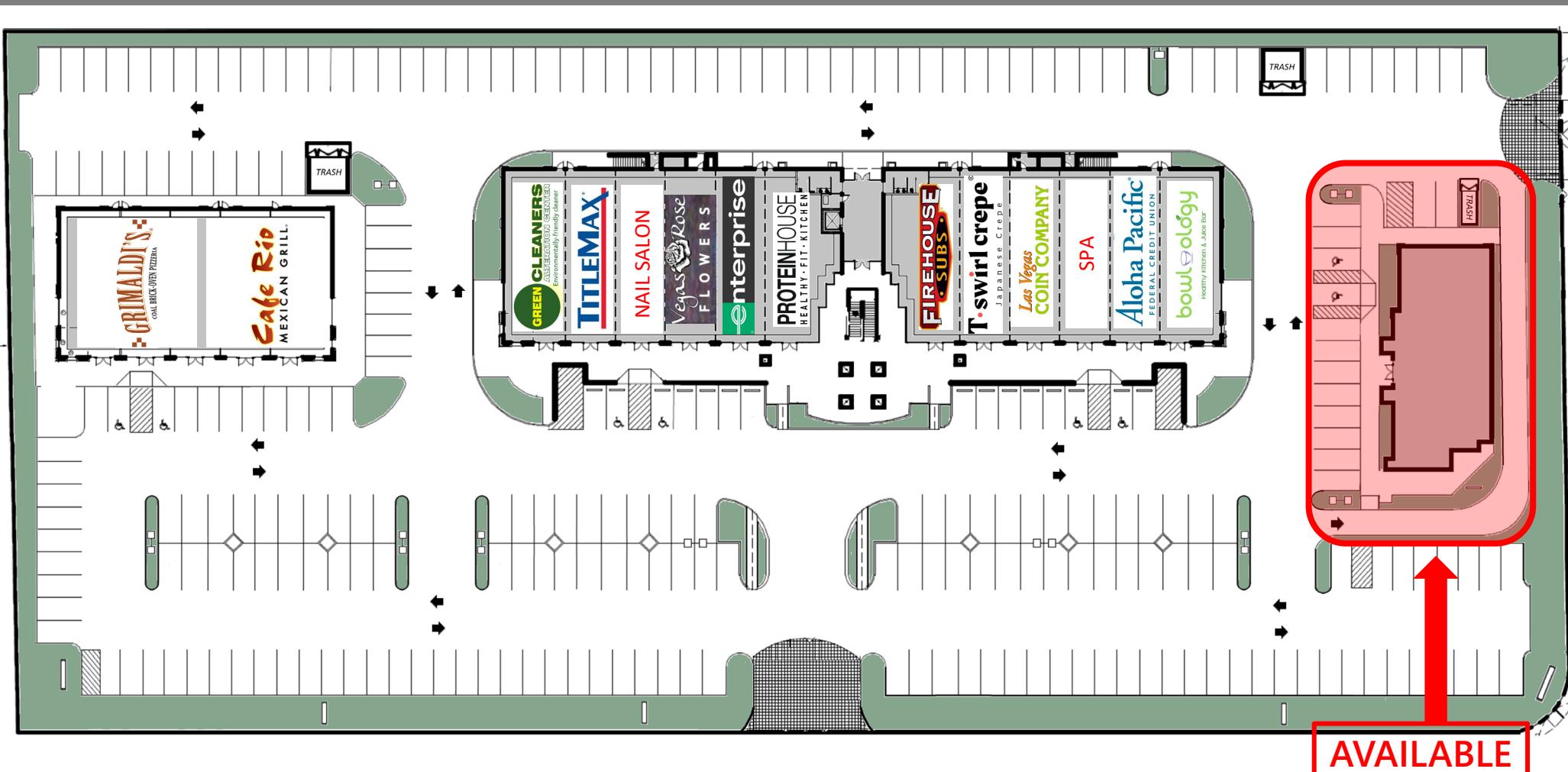
  
**SANSONE**  
COMPANIES

## AERIAL MAP



# RICHMAR PLAZA

The information herein was obtained from sources deemed reliable; however Sansone Companies & SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



EASTERN AVE.



The information herein was obtained from sources deemed reliable; however SRES & Sansone Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



2505 S. Richmar Ave.  
Las Vegas, NV 89123

