

# For Lease | 5480 US HWY 50 E

Carson City, NV 89701



## Flex Space For Lease In Carson City, NV

Great exposure to HWY 50 E

### HIGHLIGHTS

- Fenced Rear Storage Yard
- Ample Parking
- Tenant pays separate metered utilities with Base Rent & NNN

### 2,400 SF CONFIGURED AS:

- 2 Restrooms
- 1 Office
- Showroom
- Workshop
- 12' Grade Level Roll Up Door (1)

### Offering Summary

Lease Rate:	\$1.00 SF/MO + NNN
NNN:	\$0.20/SF/MO
Available SF:	2,400 SF
Zoning:	GI: General Industrial

Demographics	1 Mile	2 Miles	3 Miles
Total Households	770	5,192	9,158
Total Population	1,904	12,567	22,009
Average HH Income	\$80,719	\$65,377	\$65,031

**Samuel Douglass, CCIM** Principal/Managing Broker | 775.443.7576 | Samuel@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





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FENCED STORAGE AREA



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Location Map



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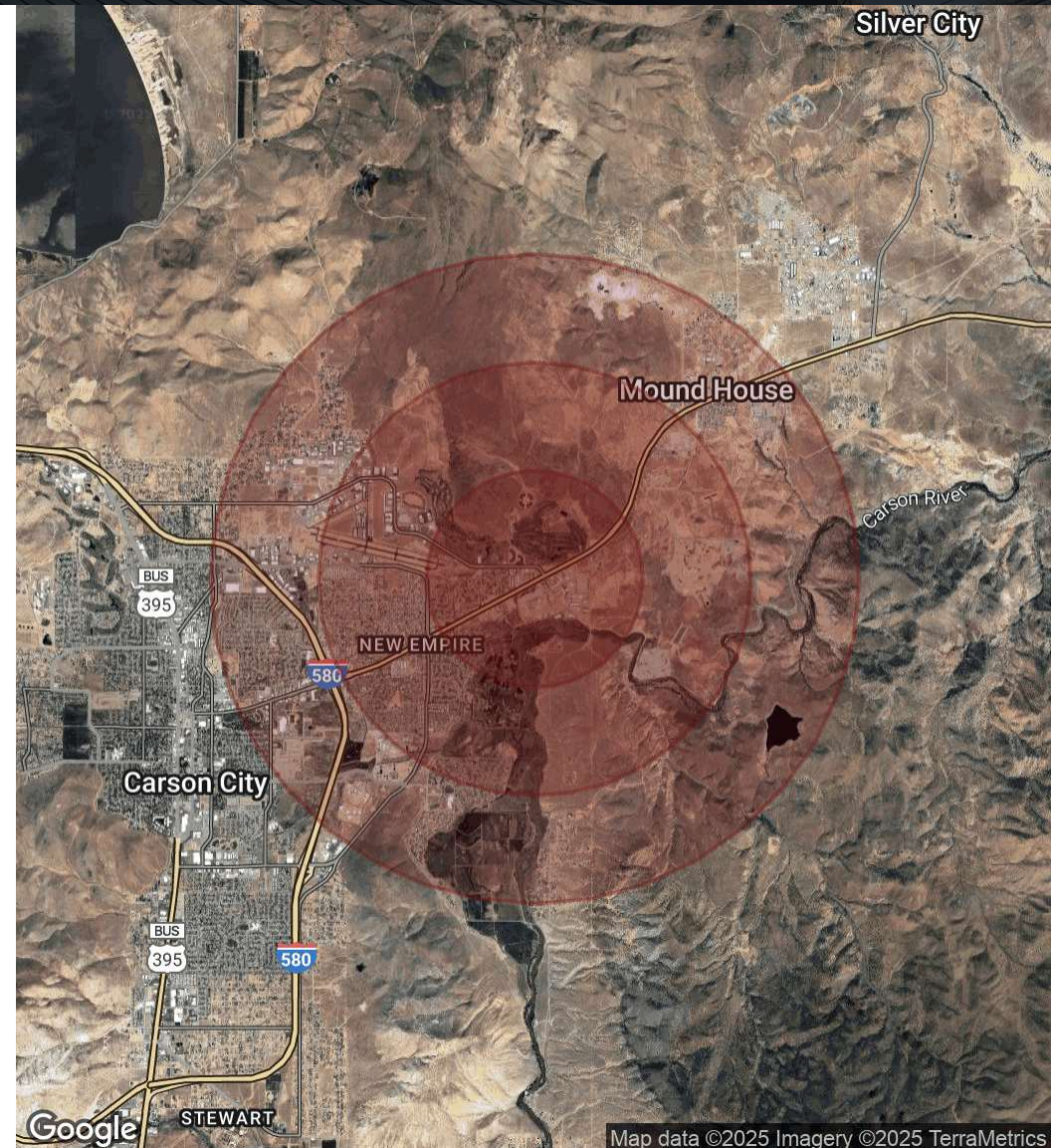


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## Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	1,904	12,567	22,009
Average Age	41.2	35.8	37.2
Average Age (Male)	34.5	31.3	35.2
Average Age (Female)	50.6	42.2	40.4
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	770	5,192	9,158
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$80,719	\$65,377	\$65,031
Average House Value	\$309,138	\$228,361	\$251,237

2020 American Community Survey (ACS)



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