

Decatur Windmill Center

SWC of Decatur Blvd and Windmill In Las Vegas, NV 89139



PROPERTY DETAILS

- Inline shop space available at Decatur and Windmill
- Future Terrible Herbst C-store planned on the hard corner
- Up to 9,500 SF available
- Ideal for daily needs tenants (nail, Insurance, Tax, Salon, etc.)
- Future signalized intersection
- Generous TI allowances

PROPERTY OVERVIEW

Coming Soon! Hard corner, 9,500 SF retail center anchored by future Terrible Herbst convenience store.

Surrounded by multiple residential subdivisions. Ideal for most daily-needs retail users.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	15,184	88,545	338,798
2027 Population	17,309	102,116	389,175
Total Households 2024	5,084	33,188	132,985
Total Households 2027	5,781	38,136	152,750
Avg. HH Income 2024	\$83,635	\$78,668	\$76,024
Avg. HH Income 2027	\$100,436	\$96,915	\$97,773
Daytime Population 2024	13,742	78,337	294,443
Annual Growth Rate 2024-27	13.99%	15.33%	14.87%
Median Age 2024	35.7	37.2	38.6
Median Age 2027	36.1	37.6	39
Avg. Home Value 2024	\$338,723	\$373,794	\$349,736
Avg. Home Value 2027	\$347,105	\$369,543	\$372,414



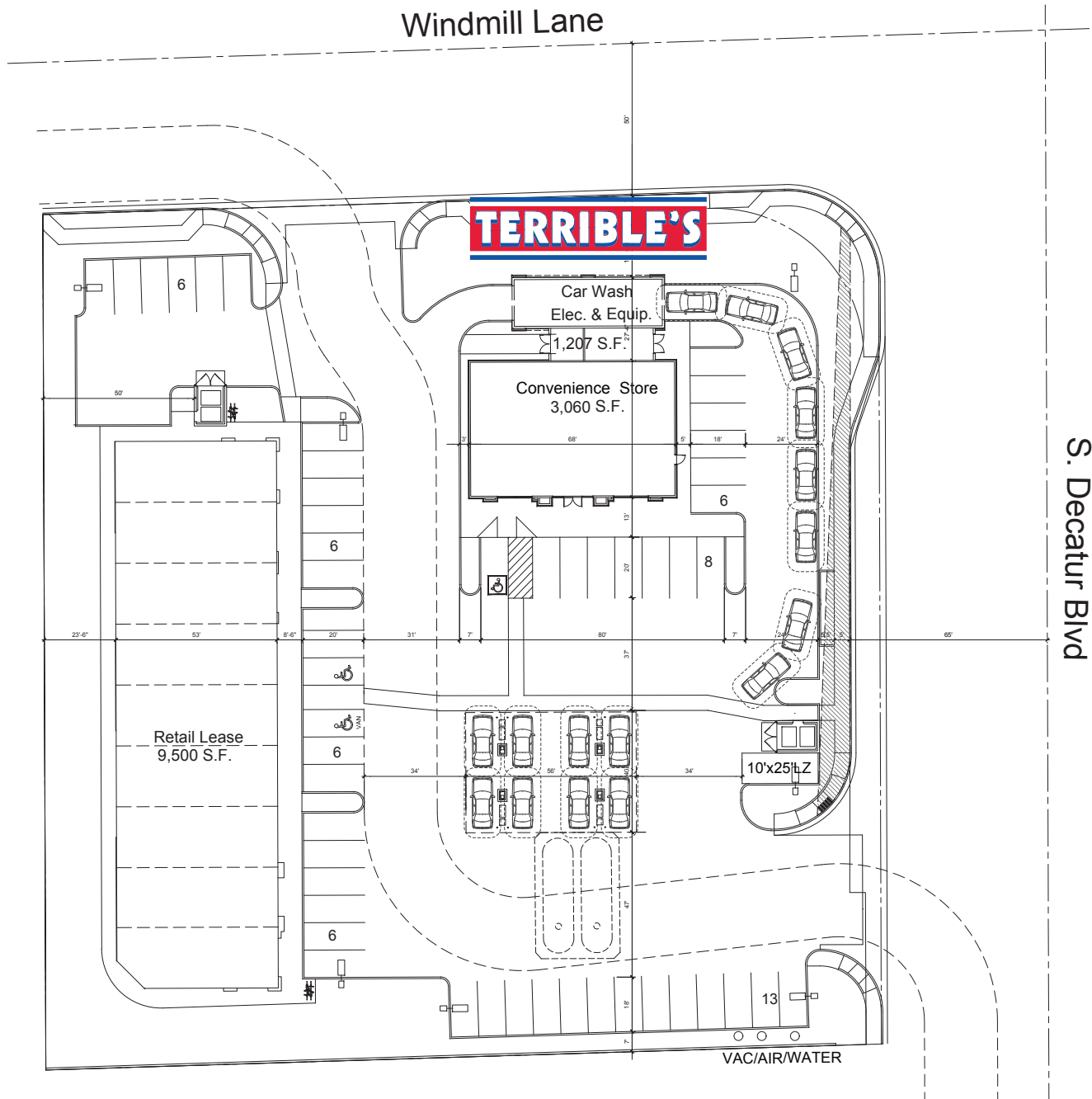
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Site Plan



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Trade Area Map



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