

Freestanding Retail

High traffic count - Perfect for daycare & professional services

OFFERING MEMORANDUM | 2935 NEW LEICESTER HIGHWAY | LEICESTER, NC

Exclusively Listed by

Jake Mossman, SRS - Broker, CCIM Candidate | (828) 367-9148 | jakemossman@gmail.com | NC 325658, NM 42567, NC & NM

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Each Office is Independently Owned and Operated

www.kwcommercial.com

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746

Table of Contents



01 - Property Information

| | |
|-------------------------|---|
| Executive Summary | 4 |
| Property Photos | 5 |

02 - Location Information

| | |
|---------------------|----|
| Regional Map | 8 |
| Location Maps | 9 |
| Aerial Map | 10 |

03 - Trade Area Overview

| | |
|--------------------|----|
| Business Map | 12 |
| Demographics | 13 |

04 - Agent Profile

| | |
|------------------------|----|
| Professional Bio | 15 |
| Disclaimer | 16 |

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Highlights

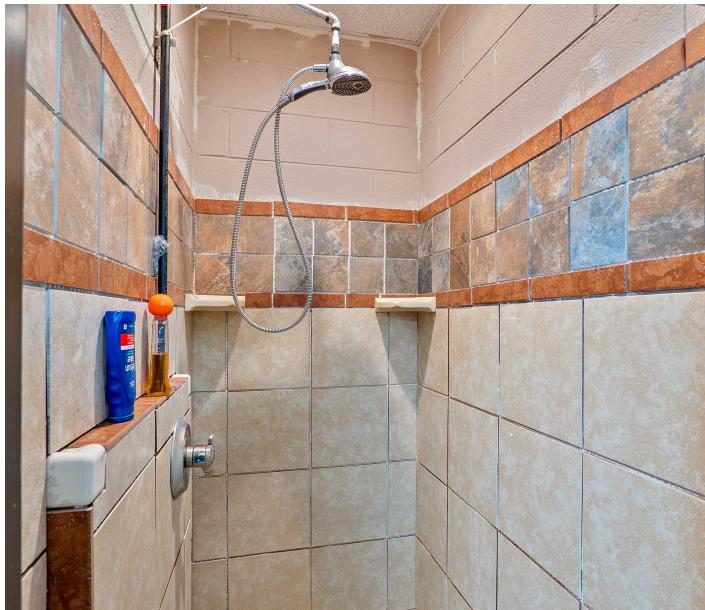
- 2520 square foot free standing retail building on a .98 acre lot
- Located just 18 minutes from Downtown Asheville
- Premium visibility on state maintained New Leicester Highway NC 63
- Strong traffic flow, easy access, and excellent commercial exposure
- Originally built for daycare use, now operating as a convenience store and food truck hub
- Flexible layout suited for retail, boutique fitness, daycare, medical services, office suites, church or community center, studio, showroom, or specialty food concepts
- Welcoming 196 square foot foyer with adjacent office and convertible storage room
- Expansive 1585 square foot main room ideal for showroom display, merchandising, classrooms, or open plan workspaces
- Interior features include two bathrooms, a dedicated shower room, kitchenette, mechanicals room, and rear loading area with loading dock access
- Served by its own well and an expanded advanced liquid waste system
- Large parking lot with at least 18 full spaces and designated entrance and exit
- Ample room for food trucks, drive around traffic flow, or event style outdoor setups
- Durable block construction with brick facade and concrete slab floor
- Low maintenance and ready for immediate occupancy
- Offers both visibility and adaptability in a high growth Buncombe County corridor

| | |
|---------------------|----------------|
| Price: | \$479,900 |
| Building SF: | 2,520 |
| Price / SF: | \$190 |
| Occupancy: | Tenant - mo/mo |
| Lot Size: | 0.98 Acres |
| Frontage: | 165 |
| Year Built: | 1977 |
| Parking: | 18 |

Property Photos



Property Photos



02

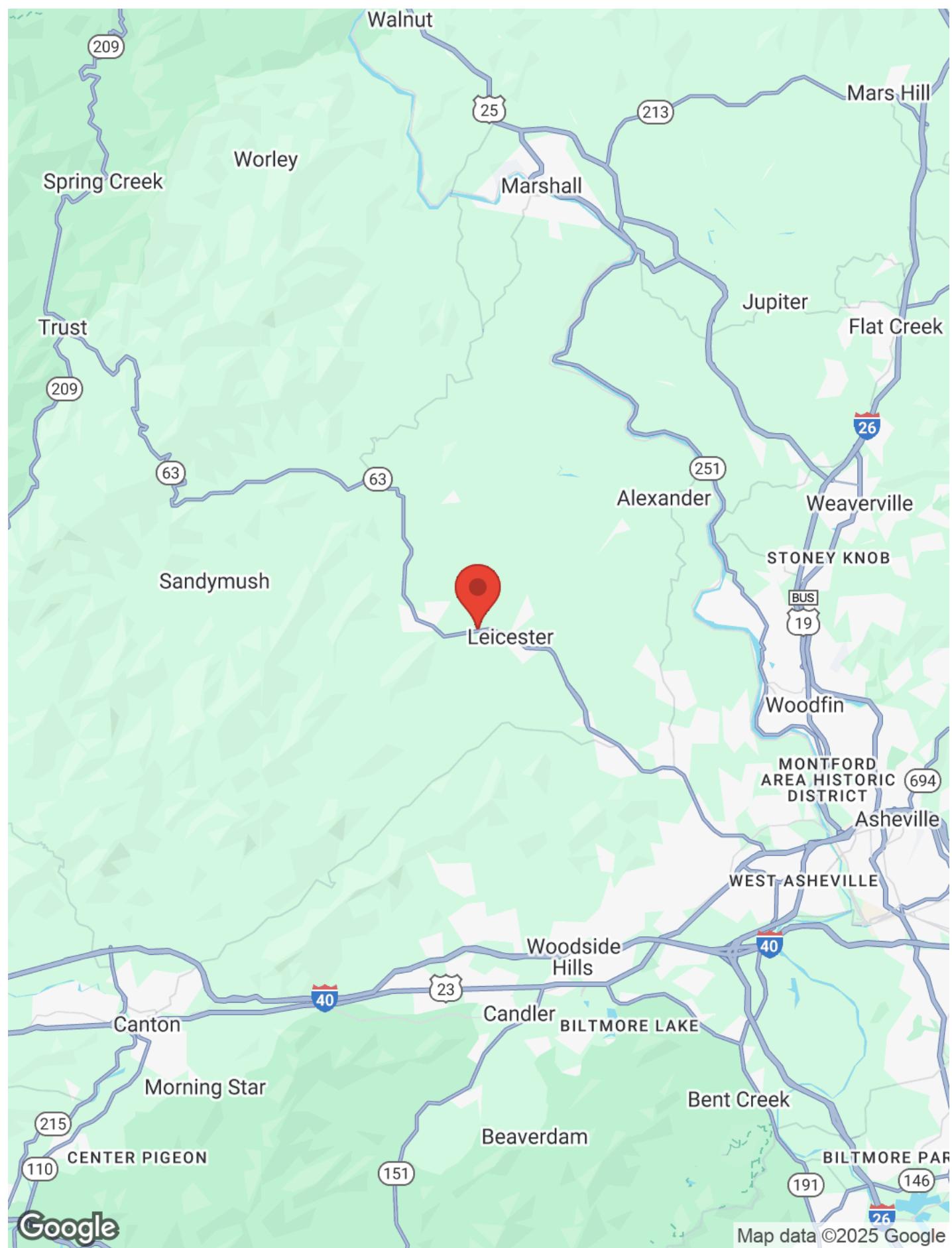
Location Information

REGIONAL MAP

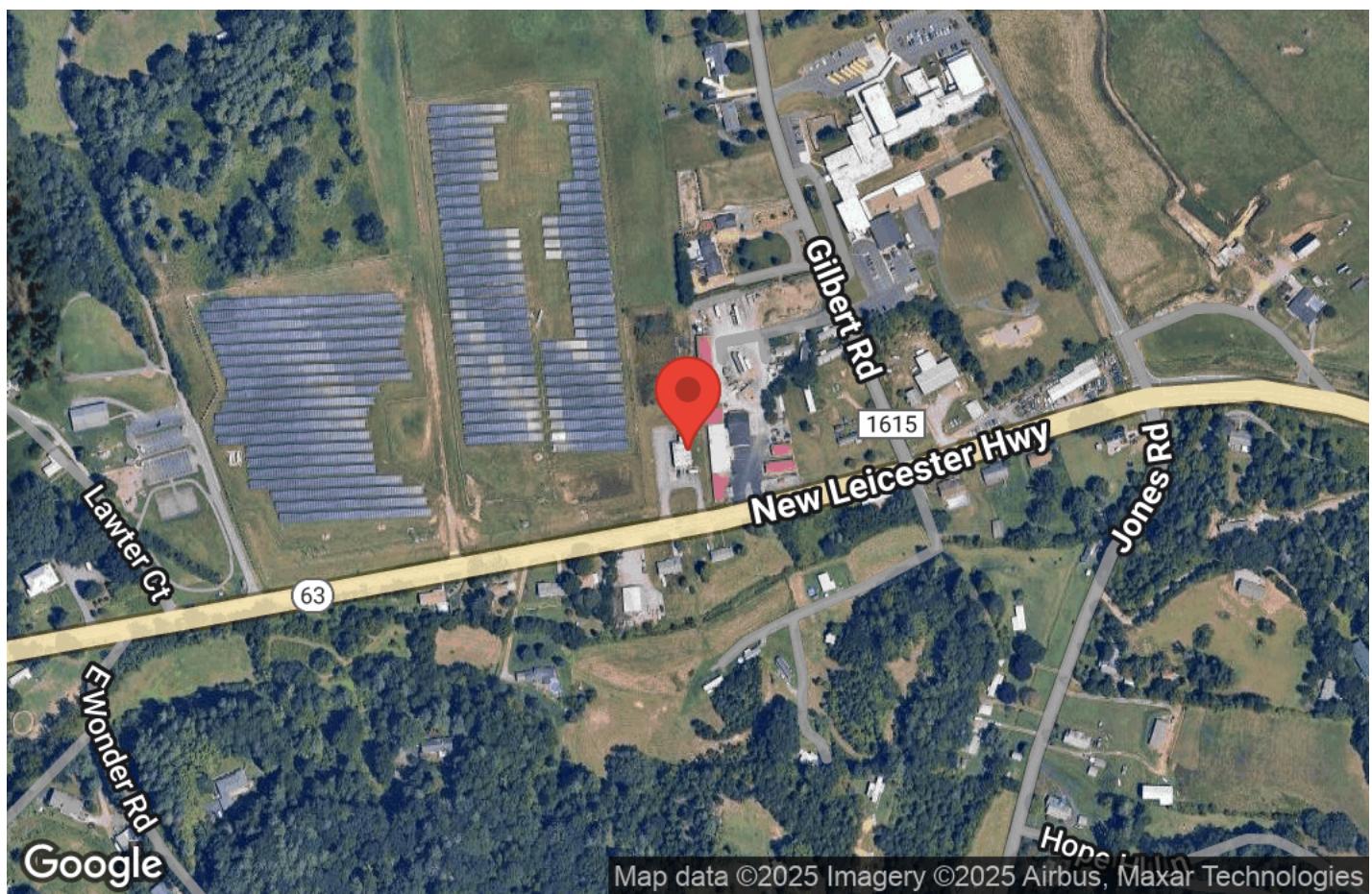
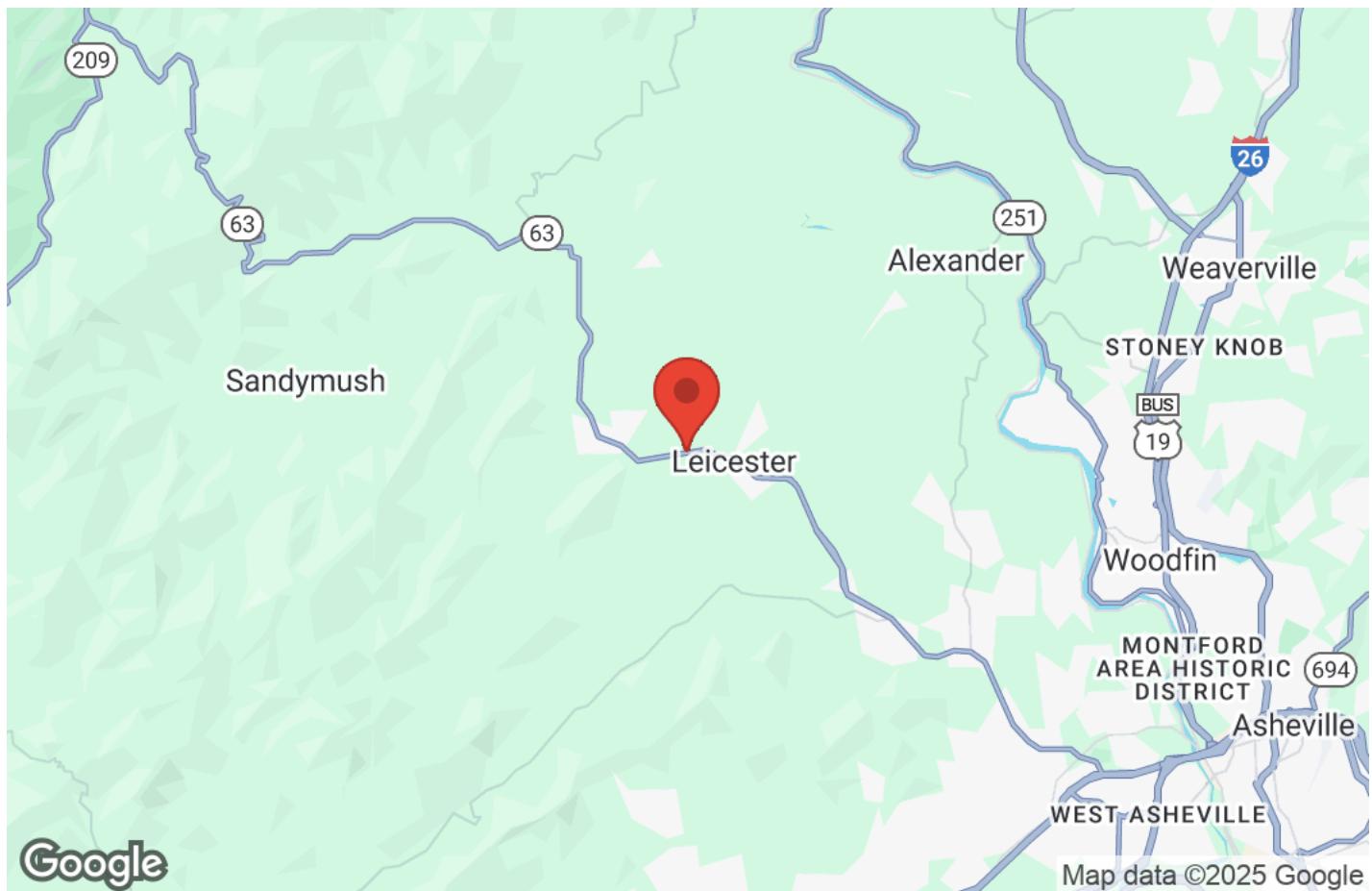
LOCATION MAPS

AERIAL MAP

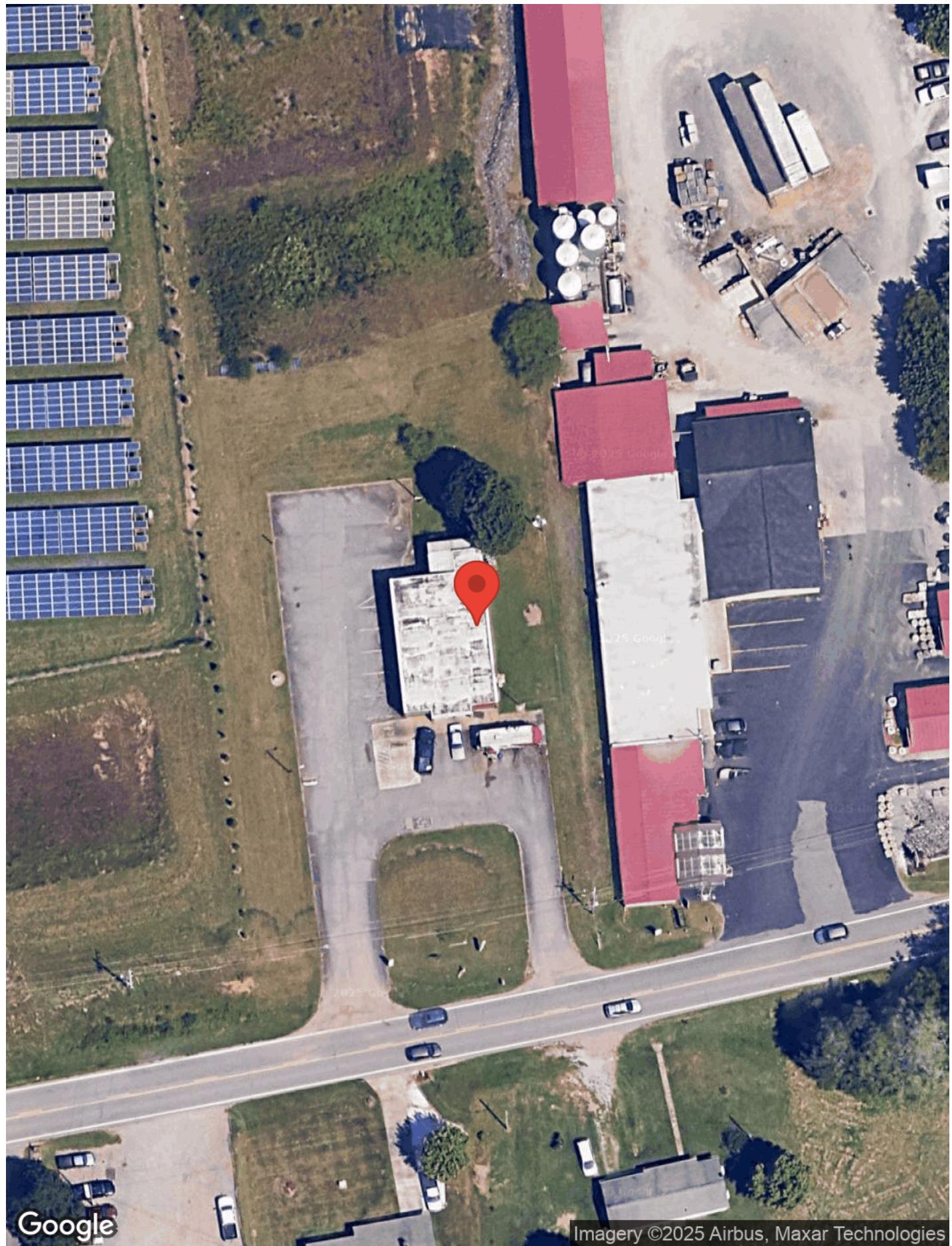
Regional Map



Location Maps



Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies

03

Trade Area Overview

BUSINESS MAP

DEMOGRAPHICS



Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748

2935 New Leicester Hwy, Leicester, North Carolina, 28748

Drive time of 5 minutes

| NAICS Code | Industry Summary | Spending Potential Index | Average Spent | Total |
|------------|---|--------------------------|------------------|--------------|
| 44-45, 722 | Retail Trade, Food Services & Drinking Places | 93 | \$28,433.57 | \$15,951,231 |
| 44-45 | Retail Trade | 94 | \$24,388.13 | \$13,681,743 |
| 722 | Food Services & Drinking Places | 86 | \$4,045.43 | \$2,269,488 |
| NAICS Code | Industry Subsector & Group | Index | Average Spending | Total |
| 441 | Motor Vehicle & Parts Dealers | 97 | \$3,119.84 | \$1,750,233 |
| 4411 | Automobile Dealers | 94 | \$2,618.68 | \$1,469,082 |
| 4412 | Other Motor Vehicle Dealers | 115 | \$252.60 | \$141,709 |
| 4413 | Auto Parts, Accessories & Tire Stores | 105 | \$248.56 | \$139,442 |
| 442 | Furniture and Home Furnishings Stores | 92 | \$914.71 | \$513,150 |
| 4421 | Furniture Stores | 92 | \$590.63 | \$331,344 |
| 4422 | Home Furnishings Stores | 93 | \$324.07 | \$181,806 |
| 443, 4431 | Electronics and Appliance Stores | 87 | \$247.26 | \$138,713 |
| 444 | Bldg Material & Garden Equipment & Supplies Dealers | 102 | \$1,413.19 | \$792,802 |
| 4441 | Building Material and Supplies Dealers | 101 | \$1,272.73 | \$714,001 |
| 4442 | Lawn and Garden Equipment and Supplies Stores | 104 | \$140.47 | \$78,801 |
| 445 | Food and Beverage Stores | 92 | \$5,229.91 | \$2,933,978 |
| 4451 | Grocery Stores | 92 | \$4,906.74 | \$2,752,683 |
| 4452 | Specialty Food Stores | 90 | \$161.16 | \$90,408 |
| 4453 | Beer, Wine, and Liquor Stores | 90 | \$162.01 | \$90,888 |
| 446, 4461 | Health and Personal Care Stores | 96 | \$795.65 | \$446,358 |
| 447, 4471 | Gasoline Stations | 104 | \$3,990.31 | \$2,238,564 |
| 448 | Clothing and Clothing Accessories Stores | 87 | \$1,103.16 | \$618,873 |
| 4481 | Clothing Stores | 87 | \$872.71 | \$489,588 |
| 4482 | Shoe Stores | 87 | \$214.08 | \$120,099 |
| 4483 | Jewelry, Luggage, and Leather Goods Stores | 80 | \$16.37 | \$9,186 |
| 451 | Sporting Goods, Hobby, Musical Inst., and Book Stores | 83 | \$387.02 | \$217,120 |
| 4511 | Sporting Goods, Hobby, and Musical Inst Stores | 84 | \$311.41 | \$174,700 |
| 4512 | Book Stores and News Dealers | 79 | \$75.61 | \$42,420 |
| 452 | General Merchandise Stores | 93 | \$4,104.84 | \$2,302,813 |
| 4522 | Department Stores | 86 | \$342.02 | \$191,875 |
| 4523 | Merch. Stores, incl. Warehouse Clubs, Supercenters | 93 | \$3,762.81 | \$2,110,938 |



[Source](#): Esri 2025 Consumer Spending.

© 2025 Esri

Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748

2935 New Leicester Hwy, Leicester, North Carolina, 28748

Drive time of 5 minutes

| NAICS Code | Industry Summary | Spending Potential Index | Average Spent | Total |
|------------|--|--------------------------|---------------|-------------|
| 453 | Miscellaneous Store Retailers | 95 | \$594.80 | \$333,685 |
| 4531 | Florists | 106 | \$30.63 | \$17,181 |
| 4532 | Office Supplies, Stationery, and Gift Stores | 85 | \$85.64 | \$48,042 |
| 4533 | Used Merchandise Stores | 85 | \$74.75 | \$41,936 |
| 4539 | Other Miscellaneous Store Retailers | 98 | \$403.79 | \$226,526 |
| 454 | Nonstore Retailers | 89 | \$2,487.44 | \$1,395,454 |
| 4541 | Electronic Shopping and Mail-Order Houses | 90 | \$2,144.09 | \$1,202,832 |
| 4542 | Vending Machine Operators | 97 | \$44.90 | \$25,188 |
| 4543 | Direct Selling Establishments | 83 | \$298.46 | \$167,434 |
| 722 | Food Services & Drinking Places | 86 | \$4,045.43 | \$2,269,488 |
| 7223 | Special Food Services | 85 | \$14.40 | \$8,077 |
| 7224 | Drinking Places (Alcoholic Beverages) | 76 | \$92.45 | \$51,865 |
| 7225 | Restaurants and Other Eating Places | 87 | \$3,938.59 | \$2,209,547 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2025 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748

2935 New Leicester Hwy, Leicester, North Carolina, 28748

Drive time of 10 minutes

| NAICS Code | Industry Summary | Spending Potential Index | Average Spent | Total |
|------------|---|--------------------------|------------------|---------------|
| 44-45, 722 | Retail Trade, Food Services & Drinking Places | 91 | \$27,900.65 | \$153,593,070 |
| 44-45 | Retail Trade | 93 | \$23,913.80 | \$131,645,484 |
| 722 | Food Services & Drinking Places | 85 | \$3,986.85 | \$21,947,586 |
| NAICS Code | Industry Subsector & Group | Index | Average Spending | Total |
| 441 | Motor Vehicle & Parts Dealers | 94 | \$3,021.89 | \$16,635,506 |
| 4411 | Automobile Dealers | 92 | \$2,543.03 | \$13,999,383 |
| 4412 | Other Motor Vehicle Dealers | 109 | \$239.33 | \$1,317,508 |
| 4413 | Auto Parts, Accessories & Tire Stores | 101 | \$239.53 | \$1,318,615 |
| 442 | Furniture and Home Furnishings Stores | 89 | \$886.99 | \$4,882,868 |
| 4421 | Furniture Stores | 90 | \$576.55 | \$3,173,894 |
| 4422 | Home Furnishings Stores | 89 | \$310.44 | \$1,708,974 |
| 443, 4431 | Electronics and Appliance Stores | 87 | \$247.03 | \$1,359,883 |
| 444 | Bldg Material & Garden Equipment & Supplies Dealers | 96 | \$1,340.41 | \$7,378,981 |
| 4441 | Building Material and Supplies Dealers | 96 | \$1,206.15 | \$6,639,871 |
| 4442 | Lawn and Garden Equipment and Supplies Stores | 99 | \$134.26 | \$739,109 |
| 445 | Food and Beverage Stores | 91 | \$5,168.98 | \$28,455,242 |
| 4451 | Grocery Stores | 91 | \$4,851.20 | \$26,705,830 |
| 4452 | Specialty Food Stores | 89 | \$159.38 | \$877,375 |
| 4453 | Beer, Wine, and Liquor Stores | 88 | \$158.41 | \$872,037 |
| 446, 4461 | Health and Personal Care Stores | 95 | \$787.61 | \$4,335,803 |
| 447, 4471 | Gasoline Stations | 101 | \$3,864.73 | \$21,275,329 |
| 448 | Clothing and Clothing Accessories Stores | 87 | \$1,097.85 | \$6,043,652 |
| 4481 | Clothing Stores | 87 | \$867.77 | \$4,777,084 |
| 4482 | Shoe Stores | 86 | \$213.66 | \$1,176,188 |
| 4483 | Jewelry, Luggage, and Leather Goods Stores | 80 | \$16.42 | \$90,380 |
| 451 | Sporting Goods, Hobby, Musical Inst., and Book Stores | 84 | \$389.23 | \$2,142,698 |
| 4511 | Sporting Goods, Hobby, and Musical Inst Stores | 85 | \$312.28 | \$1,719,083 |
| 4512 | Book Stores and News Dealers | 81 | \$76.95 | \$423,615 |
| 452 | General Merchandise Stores | 92 | \$4,055.33 | \$22,324,569 |
| 4522 | Department Stores | 86 | \$341.07 | \$1,877,609 |
| 4523 | Merch. Stores, incl. Warehouse Clubs, Supercenters | 92 | \$3,714.25 | \$20,446,960 |



[Source](#): Esri 2025 Consumer Spending.

© 2025 Esri

Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748

2935 New Leicester Hwy, Leicester, North Carolina, 28748

Drive time of 10 minutes

| NAICS Code | Industry Summary | Spending Potential Index | Average Spent | Total |
|------------|--|--------------------------|---------------|--------------|
| 453 | Miscellaneous Store Retailers | 93 | \$584.92 | \$3,220,011 |
| 4531 | Florists | 101 | \$29.08 | \$160,090 |
| 4532 | Office Supplies, Stationery, and Gift Stores | 85 | \$85.54 | \$470,921 |
| 4533 | Used Merchandise Stores | 85 | \$74.47 | \$409,939 |
| 4539 | Other Miscellaneous Store Retailers | 96 | \$395.83 | \$2,179,062 |
| 454 | Nonstore Retailers | 89 | \$2,468.84 | \$13,590,942 |
| 4541 | Electronic Shopping and Mail-Order Houses | 89 | \$2,125.54 | \$11,701,109 |
| 4542 | Vending Machine Operators | 96 | \$44.29 | \$243,795 |
| 4543 | Direct Selling Establishments | 83 | \$299.01 | \$1,646,039 |
| 722 | Food Services & Drinking Places | 85 | \$3,986.85 | \$21,947,586 |
| 7223 | Special Food Services | 84 | \$14.25 | \$78,465 |
| 7224 | Drinking Places (Alcoholic Beverages) | 77 | \$93.49 | \$514,681 |
| 7225 | Restaurants and Other Eating Places | 85 | \$3,879.10 | \$21,354,440 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2025 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748

2935 New Leicester Hwy, Leicester, North Carolina, 28748

Drive time of 15 minutes

| NAICS Code | Industry Summary | Spending Potential Index | Average Spent | Total |
|------------|---|--------------------------|---------------|---------------|
| 44-45, 722 | Retail Trade, Food Services & Drinking Places | 89 | \$27,139.26 | \$341,710,362 |
| 44-45 | Retail Trade | 90 | \$23,228.74 | \$292,473,055 |
| 722 | Food Services & Drinking Places | 83 | \$3,910.52 | \$49,237,307 |

| NAICS Code | Industry Subsector & Group | Index | Average Spending | Total |
|------------|---|-------|------------------|--------------|
| 441 | Motor Vehicle & Parts Dealers | 91 | \$2,925.75 | \$36,838,137 |
| 4411 | Automobile Dealers | 89 | \$2,468.84 | \$31,085,200 |
| 4412 | Other Motor Vehicle Dealers | 104 | \$228.13 | \$2,872,439 |
| 4413 | Auto Parts, Accessories & Tire Stores | 97 | \$228.77 | \$2,880,498 |
| 442 | Furniture and Home Furnishings Stores | 87 | \$865.31 | \$10,895,128 |
| 4421 | Furniture Stores | 87 | \$562.41 | \$7,081,270 |
| 4422 | Home Furnishings Stores | 87 | \$302.90 | \$3,813,858 |
| 443, 4431 | Electronics and Appliance Stores | 85 | \$243.74 | \$3,068,985 |
| 444 | Bldg Material & Garden Equipment & Supplies Dealers | 93 | \$1,290.26 | \$16,245,619 |
| 4441 | Building Material and Supplies Dealers | 92 | \$1,160.99 | \$14,618,055 |
| 4442 | Lawn and Garden Equipment and Supplies Stores | 95 | \$129.26 | \$1,627,564 |
| 445 | Food and Beverage Stores | 89 | \$5,042.04 | \$63,484,283 |
| 4451 | Grocery Stores | 89 | \$4,731.38 | \$59,572,828 |
| 4452 | Specialty Food Stores | 87 | \$155.84 | \$1,962,225 |
| 4453 | Beer, Wine, and Liquor Stores | 86 | \$154.81 | \$1,949,231 |
| 446, 4461 | Health and Personal Care Stores | 92 | \$765.33 | \$9,636,210 |
| 447, 4471 | Gasoline Stations | 96 | \$3,681.53 | \$46,354,136 |
| 448 | Clothing and Clothing Accessories Stores | 85 | \$1,078.60 | \$13,580,704 |
| 4481 | Clothing Stores | 85 | \$852.06 | \$10,728,315 |
| 4482 | Shoe Stores | 85 | \$210.15 | \$2,646,057 |
| 4483 | Jewelry, Luggage, and Leather Goods Stores | 80 | \$16.39 | \$206,332 |
| 451 | Sporting Goods, Hobby, Musical Inst., and Book Stores | 83 | \$386.66 | \$4,868,419 |
| 4511 | Sporting Goods, Hobby, and Musical Inst Stores | 84 | \$309.40 | \$3,895,660 |
| 4512 | Book Stores and News Dealers | 81 | \$77.26 | \$972,758 |
| 452 | General Merchandise Stores | 89 | \$3,949.79 | \$49,731,819 |
| 4522 | Department Stores | 85 | \$335.51 | \$4,224,344 |
| 4523 | Merch. Stores, incl. Warehouse Clubs, Supercenters | 90 | \$3,614.29 | \$45,507,476 |



[Source](#): Esri 2025 Consumer Spending.

© 2025 Esri

Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748

2935 New Leicester Hwy, Leicester, North Carolina, 28748

Drive time of 15 minutes

| NAICS Code | Industry Summary | Spending Potential Index | Average Spent | Total |
|------------|--|--------------------------|---------------|--------------|
| 453 | Miscellaneous Store Retailers | 91 | \$568.49 | \$7,157,843 |
| 4531 | Florists | 97 | \$27.90 | \$351,261 |
| 4532 | Office Supplies, Stationery, and Gift Stores | 84 | \$84.43 | \$1,063,076 |
| 4533 | Used Merchandise Stores | 84 | \$73.58 | \$926,429 |
| 4539 | Other Miscellaneous Store Retailers | 93 | \$382.58 | \$4,817,076 |
| 454 | Nonstore Retailers | 87 | \$2,431.24 | \$30,611,771 |
| 4541 | Electronic Shopping and Mail-Order Houses | 88 | \$2,083.38 | \$26,231,884 |
| 4542 | Vending Machine Operators | 93 | \$42.79 | \$538,817 |
| 4543 | Direct Selling Establishments | 85 | \$305.06 | \$3,841,070 |
| 722 | Food Services & Drinking Places | 83 | \$3,910.52 | \$49,237,307 |
| 7223 | Special Food Services | 83 | \$14.04 | \$176,752 |
| 7224 | Drinking Places (Alcoholic Beverages) | 77 | \$94.09 | \$1,184,660 |
| 7225 | Restaurants and Other Eating Places | 84 | \$3,802.39 | \$47,875,894 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2025 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

04

Agent Profile

PROFESSIONAL BIO

DISCLAIMER

Professional Bio



Jake Mossman, SRS

Broker, CCIM Candidate

 (828) 367-9148
 jakemossman@gmail.com
 NC 32568, NM 42567, NC & NM

With two decades of full-time experience in both Commercial and Residential real estate brokerage, Jake Mossman brings a results-oriented and strategic approach to every assignment. His mission is clear: to maximize property value, streamline the transaction process, and deliver exceptional service grounded in transparency, integrity, and expertise. From preparing assets for market to negotiating complex deals, Jake serves as a trusted advisor and strong advocate for his clients at every stage.

As a member of KW Commercial and the CCIM Institute, Jake specializes in the marketing and sale of Commercial properties, land, and Residential homes—including luxury listings—throughout Western North Carolina and Southern New Mexico. His deep understanding of market dynamics, pricing strategy, and buyer behavior allows him to position properties competitively and attract serious, qualified buyers. With a high-touch, detail-focused approach, he ensures every listing stands out and achieves optimal results.

Jake holds himself to the highest standards of professionalism and client care. He believes that trust is earned through results and that every client relationship is built on respect, communication, and loyalty. For him, real estate is not just about closing transactions—it's about creating success through service and strategy.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Jake Mossman, SRS - Broker, CCIM

~~Candidate~~ 7-9148

✉ jakemossman@gmail.com

✉ NC 325658, NM 42567, NC & NM

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

This Text is Catchy

Headline of the Property

OFFERING MEMORANDUM | 3100 EAST LAKE MEAD BOULEVARD | NORTH LAS VEGAS, NV

Exclusively Listed by

Jake Mossman, SRS - Broker, CCIM Candidate

📞 (828) 367-9148

✉️ jakemossman@gmail.com

✉️ NC 325658, NM 42567, NC & NM

KW Commercial - Global

1221 South MoPac Expressway

Austin, TX 78746

Each Office is Independently Owned and Operated



www.kwcommercial.com