



PARCELS AVAILABLE FOR LEASE AT HIGHWAY-395 & I-580 INTERSECTION

Carson City

RETAIL & DEVELOPMENT OPPORTUNITY

4600 SNYDER AVENUE, CARSON CITY, NV

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PROPERTY HIGHLIGHTS

- 4.8 AC site
- 556 feet of frontage
- ±40,000 CPD Traffic Count
- Property will be divided into 1-4 future parcels ranging in size.
- Parcels available for Lease
- Seeking fuel, fast food, auto, hotels, medical
- Base Rent: Please Contact



PAD RETAIL SPACE

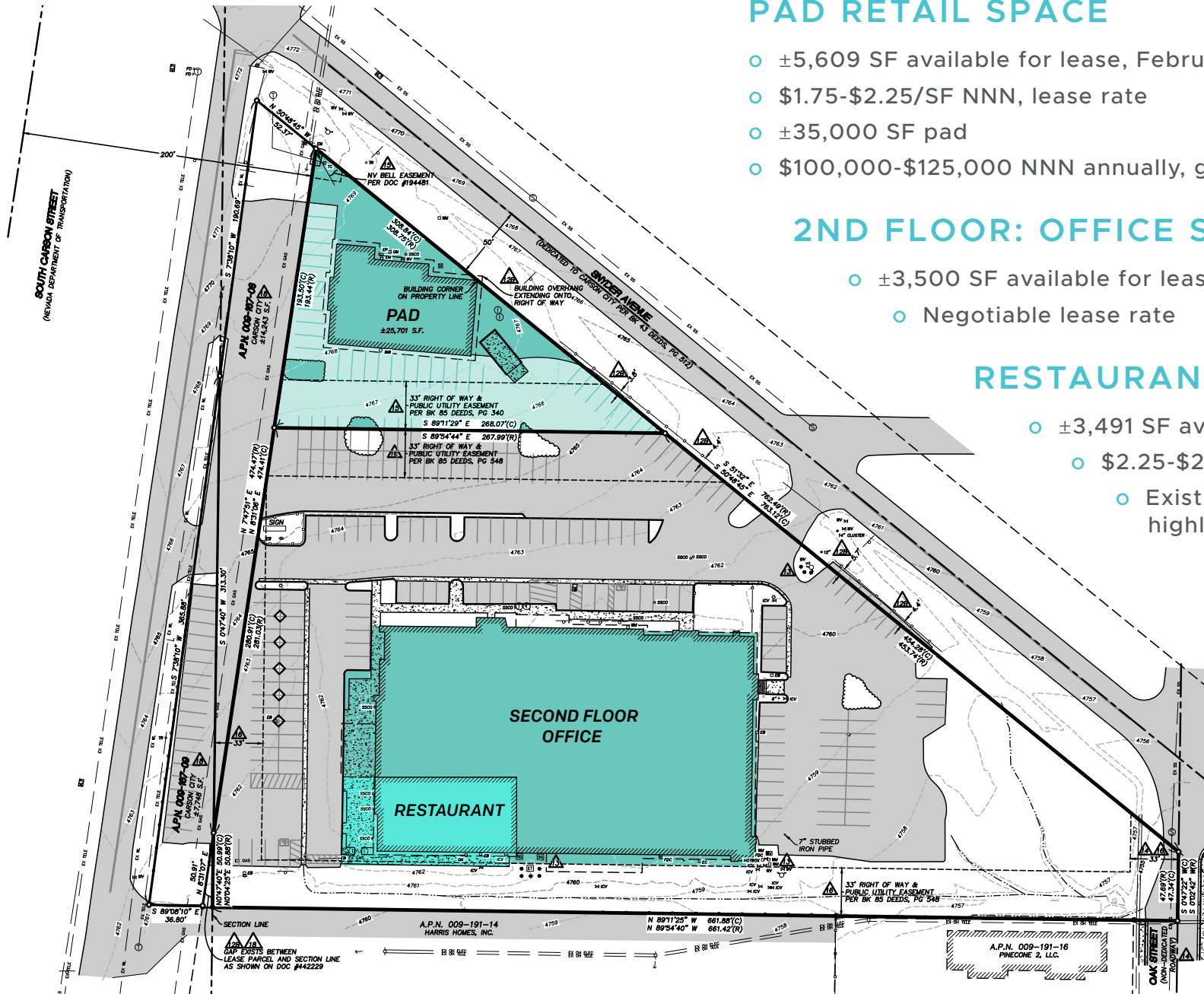
- ±5,609 SF available for lease, February 2025
- \$1.75-\$2.25/SF NNN, lease rate
- ±35,000 SF pad
- \$100,000-\$125,000 NNN annually, ground lease

2ND FLOOR: OFFICE SPACE

- ±3,500 SF available for lease
- Negotiable lease rate

RESTAURANT SPACE

- ±3,491 SF available for lease
- \$2.25-\$2.75/SF NNN, lease rate
- Existing kitchen build-out, highly improve turn-key



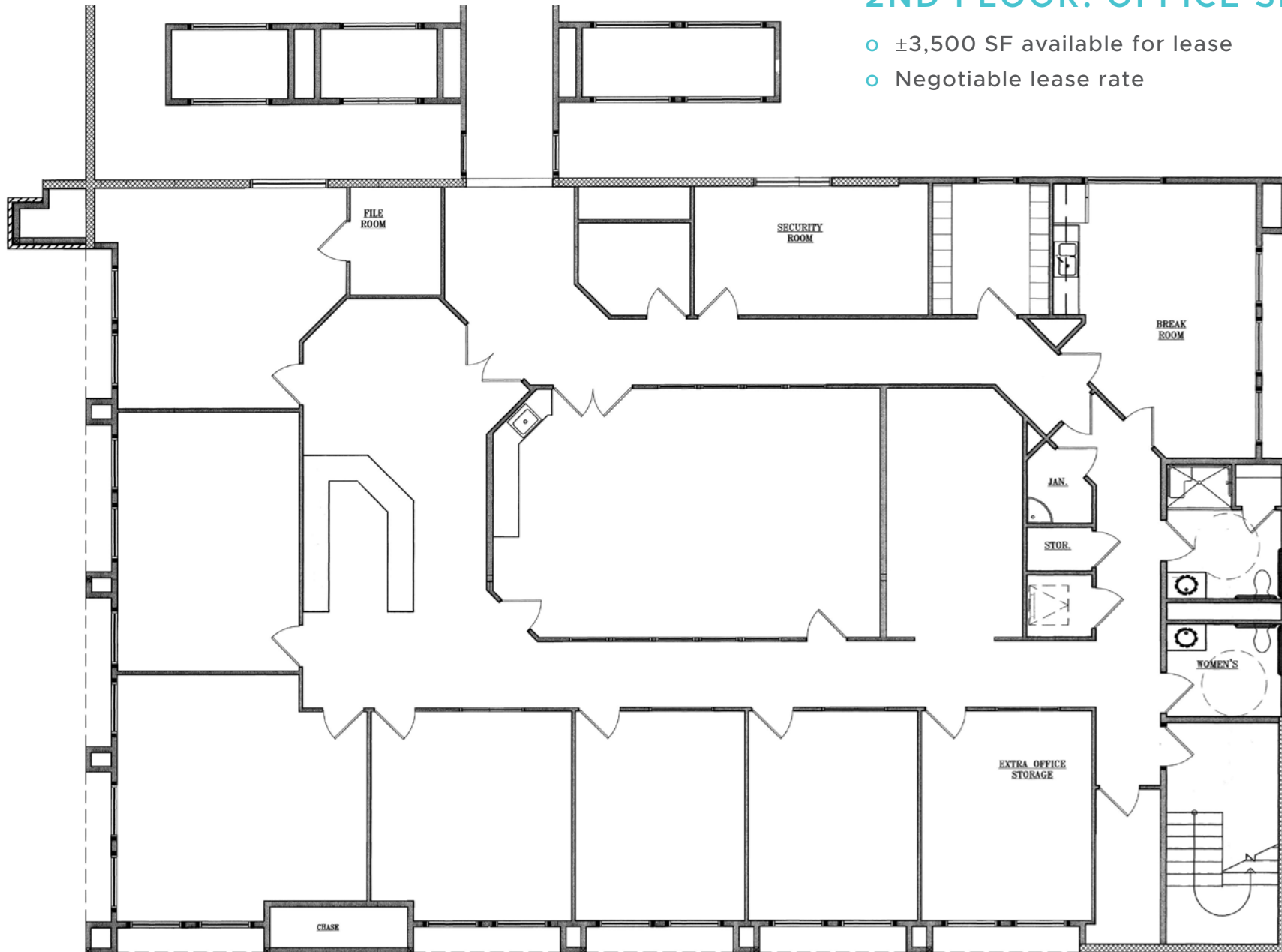


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INTERIOR PHOTOS



HOUSING AERIAL



POPULATION



3,568
1 MILE

29,050
3 MILE

62,581
5 MILE

HOUSEHOLDS



1,541
1 MILE

11,769
3 MILE

25,659
5 MILE

HOME VALUE



\$302,857
1 MILE

\$344,747
3 MILE

\$338,857
5 MILE

INCOME



\$86,666
1 MILE

\$87,353
3 MILE

\$83,333
5 MILE

COLLEGE DEGREE



41.2%
1 MILE

40.2%
3 MILE

36.5%
5 MILE

AGE



46.3
1 MILE

43.3
3 MILE

42.4
5 MILE



DAYTIME POPULATION



3,887
1 MILE

33,980
3 MILE

63,473
5 MILE





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