

For Lease | 5460 U.S. 50 Unit B, Carson City, NV 89701

Property Summary



Property Description

Flex Space for Lease in Carson City, NV

Great exposure to HWY 50 E

Property Highlights

- Fenced rear storage yard
- Ample Parking
- Tenant pays separately metered utilities in addition to base rent
- Unit B Available: 1 Restroom, Kitchenette

Offering Summary

Lease Rate:	\$0.95 SF/MO
Lease Type:	NNN: \$0.18/SF/MO
Available SF:	2,615 SF
Lot Size:	1 Acres
Building Size:	4,472 SF
Zoning:	GI
APN:	008-387-04

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	23	150	604
Total Population	62	412	1,615
Average HH Income	\$93,905	\$101,083	\$103,660

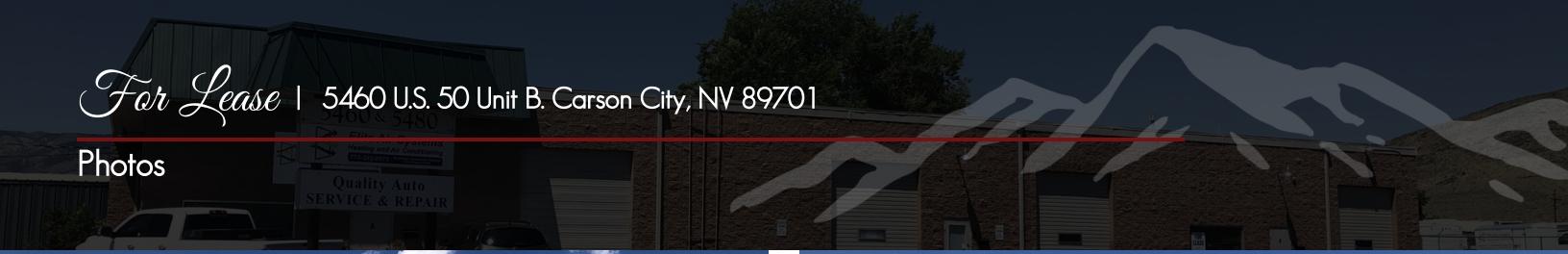
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

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



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Photos



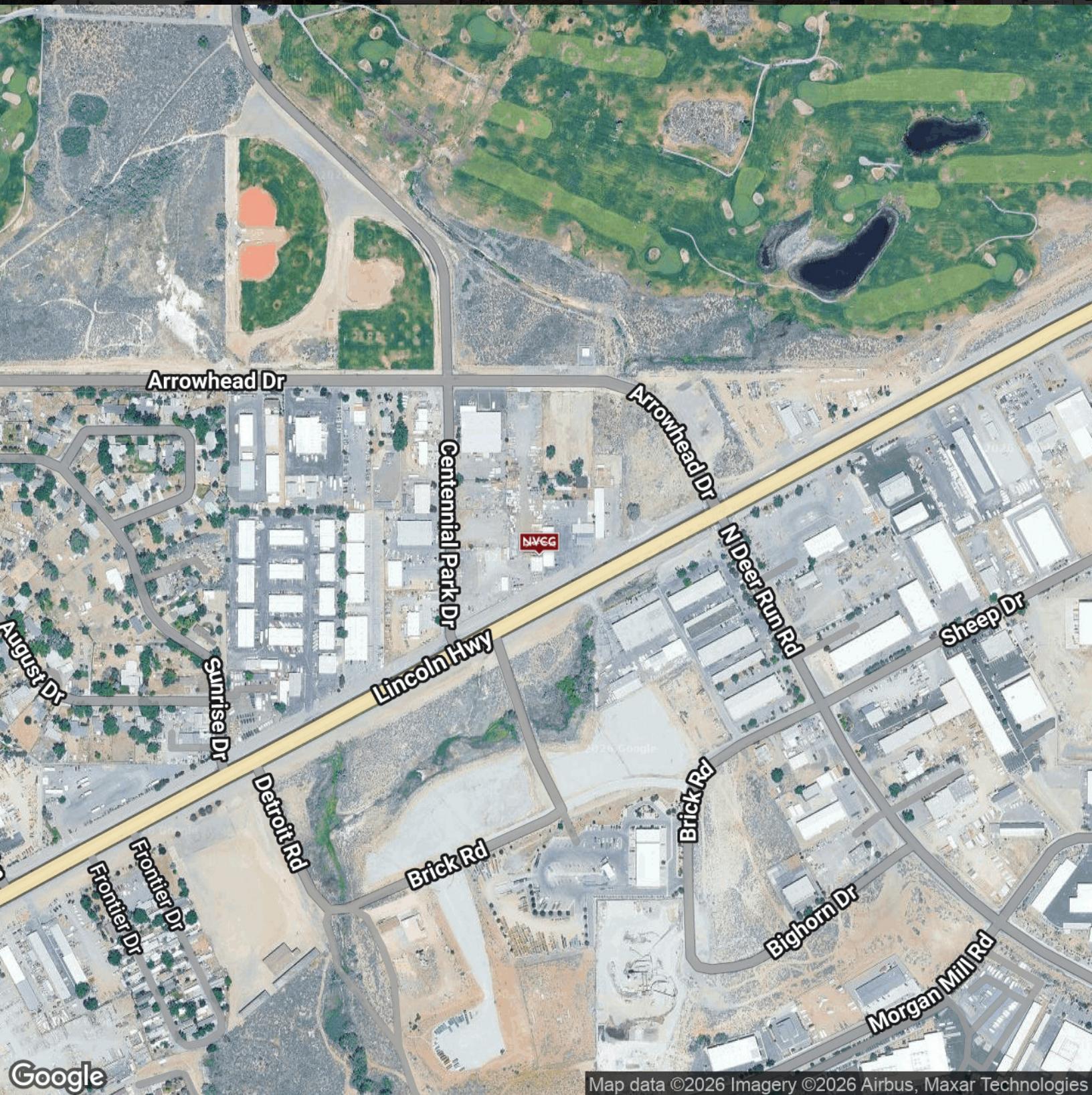
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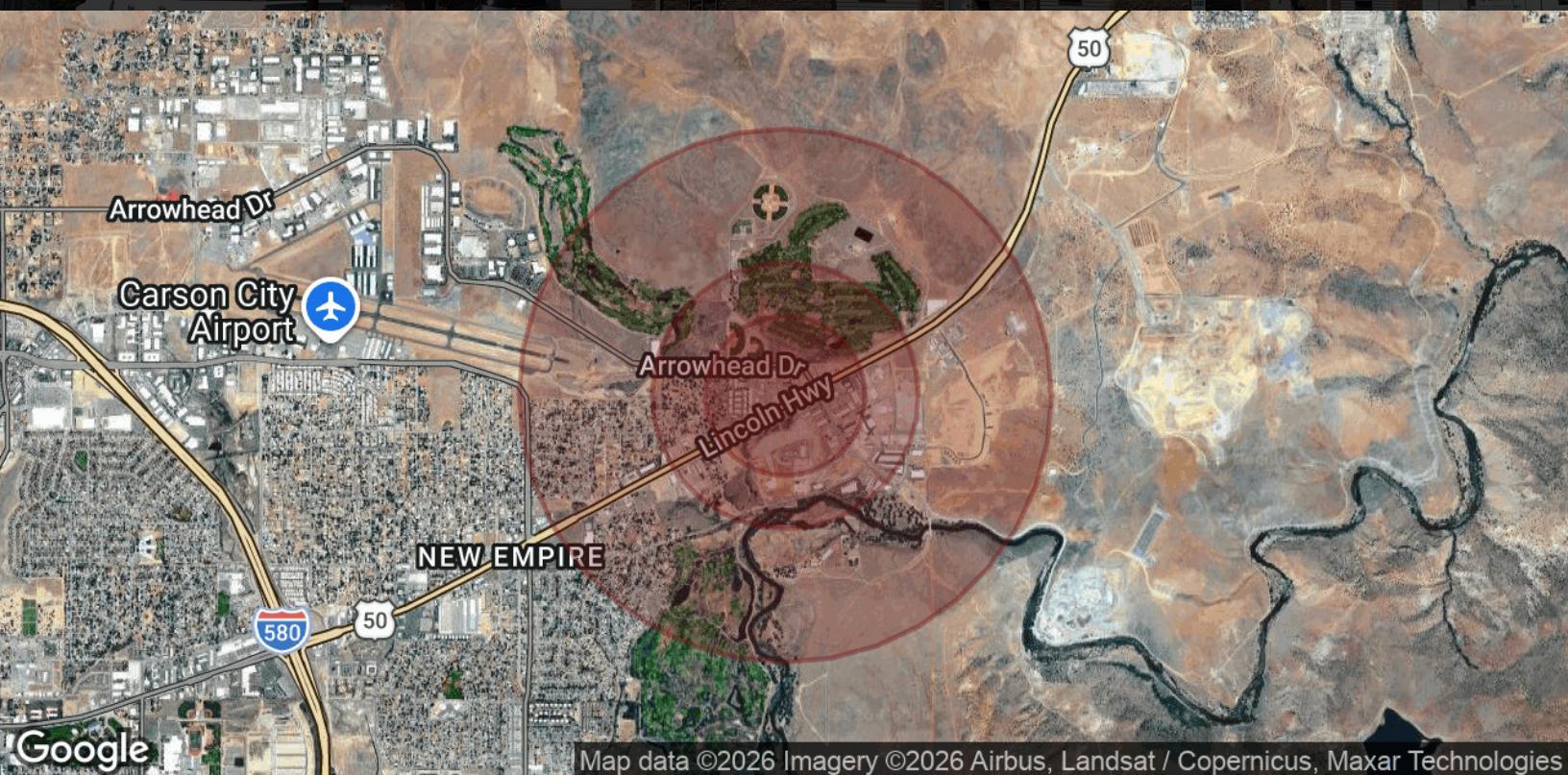
Location Map



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	62	412	1,615
Average Age	42	42	42
Average Age (Male)	42	41	42
Average Age (Female)	42	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	23	150	604
# of Persons per HH	27	27	27
Average HH Income	\$93,905	\$101,083	\$103,660
Average House Value	\$372,294	\$405,325	\$410,870

Demographics data derived from AlphaMap