

# Belmont Square

3100 E. Lake Mead Blvd. & 3029 Thomas  
North Las Vegas, NV 89030

## Retail for Lease

2,000 SF



Leasing Information:  
702.221.8226

# Lincoln

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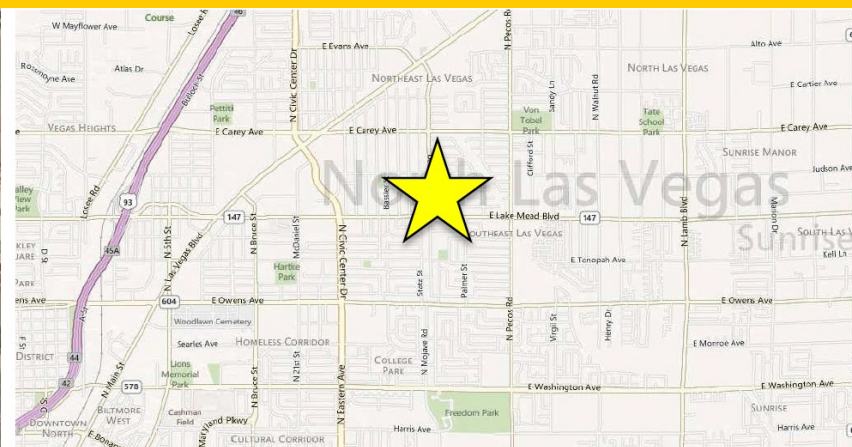
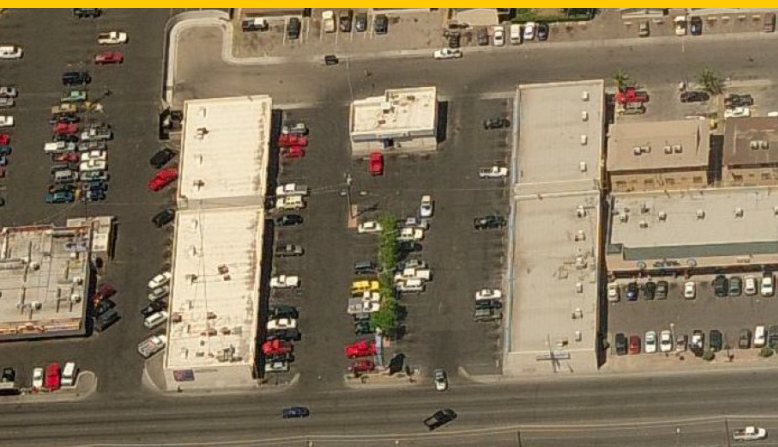
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Belmont Square is in a well-established area of North Las Vegas surrounded by other small business and residential rooftops. The portion of Lake Mead between Pecos and Civic Center has great traffic counts and a high-density population that drive traffic to the center. The location also offers convenient access to freeways and the commercial center in N. Las Vegas. Join Domino's Pizza, and the 99¢ store.

### Property Overview

- Rates from \$1.20 - \$1.25/NNN
- Two Suites Available
- Well – Established Center
- Former Dollar Tree Center
- Easy Access to US-95 & 1-95
- Ample Parking

### Demographics

	1 mile	3 miles	5 miles
Population	36,295	215,804	515,188
Avg. Household Income	\$33,473	\$29,402	\$38,146
Total Housing Units	9,221	34,069	163,246

### Traffic Counts

E. Lake Mead Blvd.	N. Pecos Rd.	28,828 VPD
E. Lake Mead Blvd.	N. Daley St.	40,419 VPD
N. Pecos Rd.	Hickey Ave.	23,514 VPD

Suite	SF	Space Description
12	1,000	Wide open space. It will work well for a variety of retail users: Insurance Agency, Church, etc.
13	1,000	Open Retail with RR

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