

SALE / LEASE

2167 N DECATUR

2167 N Decatur Blvd Las Vegas, NV 89108



PROPERTY DESCRIPTION

Coldwell Baker Commercial is proud to bring this 3960-sf building zoned C-1 and can accommodate many uses. The building has two roll up doors one in front and one in the rear. The building has been used for furniture sales, Auto Parts sales, and a convenience store.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,675,000
Lease Rate:	\$1.79 SF/month (NNN)
Available SF:	3,960 SF
Lot Size:	20,167 SF
Building Size:	3,960 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	436	2,048	7,518
Total Population	1,267	5,701	21,472
Average HH Income	\$65,894	\$58,899	\$59,611

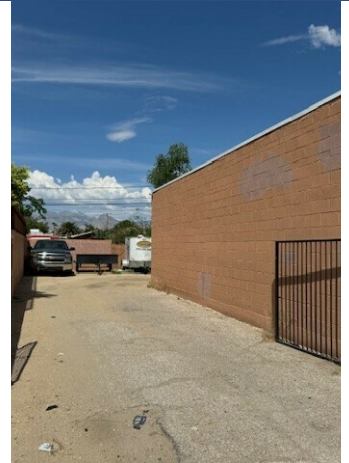
Lance Hamrick
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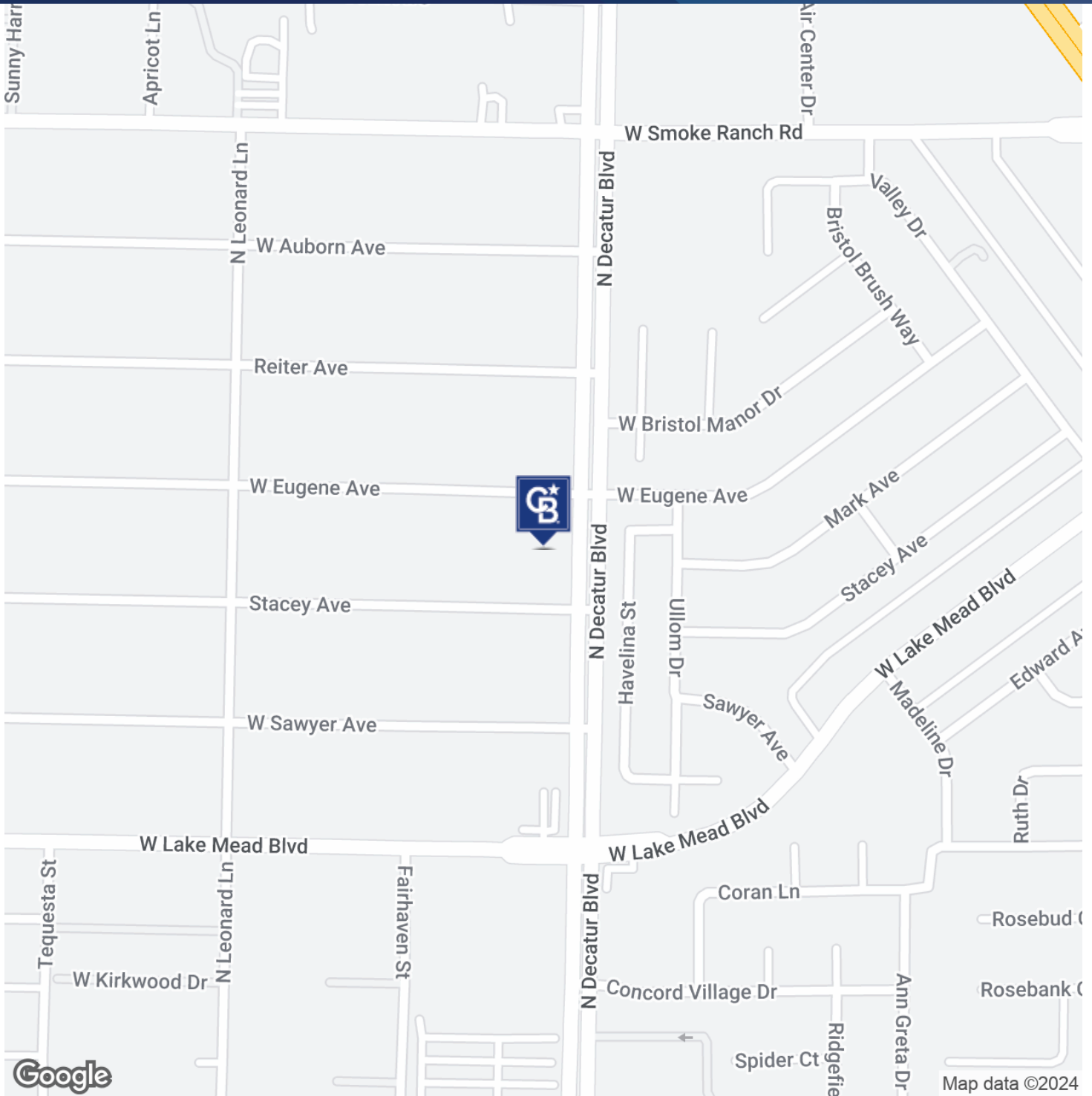


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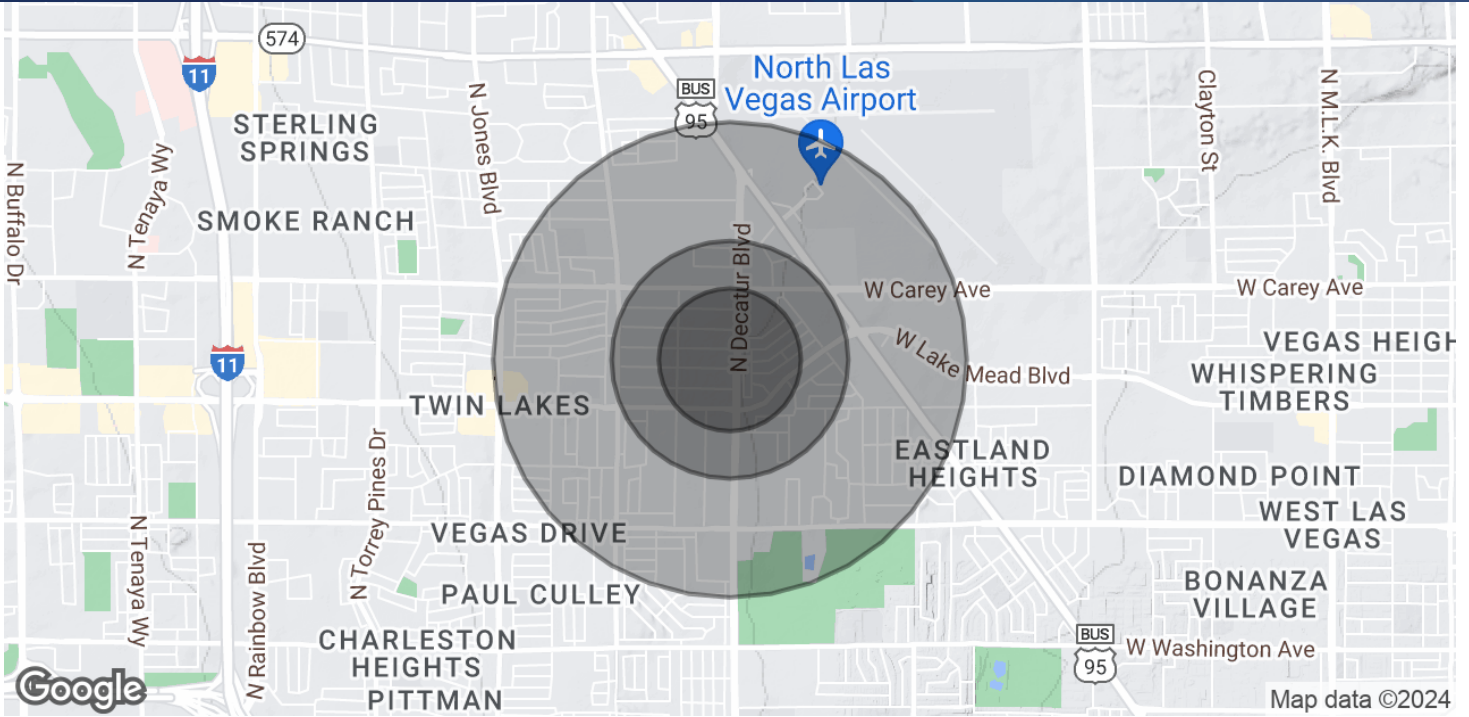
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,267	5,701	21,472
Average Age	39	38	36
Average Age (Male)	38	36	35
Average Age (Female)	40	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	436	2,048	7,518
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$65,894	\$58,899	\$59,611
Average House Value	\$479,745	\$440,073	\$396,172

Demographics data derived from AlphaMap

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