

CALL US FOR **MORE INFO** 

### **DAN ADAMSON**

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roicre.com

### 2965 S MARYLAND PKWY LAS VEGAS, NV 89109

### ±3,975 SF AVAILABLE

- Fully equipped, turnkey salon space inside Beauty Supply Warehouse
- Move-in ready space with hair stations, shampoo sinks, chair dryers and manicure tables
- 140' frontage along Maryland Pkwy
- · Directly across from Sunrise Hospital
- Excellent visibility, density and high daytime population

# 162-10-703-004 APN

GENERAL COMMERCIAL (C-2)
ZONING











## AREA **DEMOGRAPHICS**



### **POPULATION**

 1 Mile
 3 Miles
 5 Miles

 24,844
 189,220
 501,076



### **AVERAGE HOUSEHOLD INCOME**

**1 Mile 3 Miles 5 Miles** \$83,118 \$78,767 \$76,220

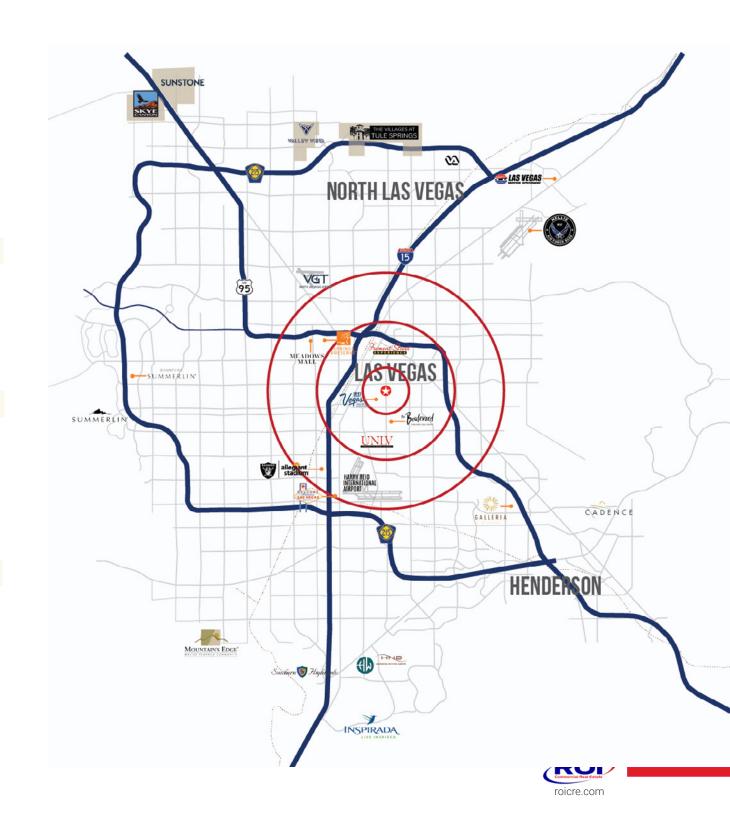


### **TRAFFIC COUNTS**

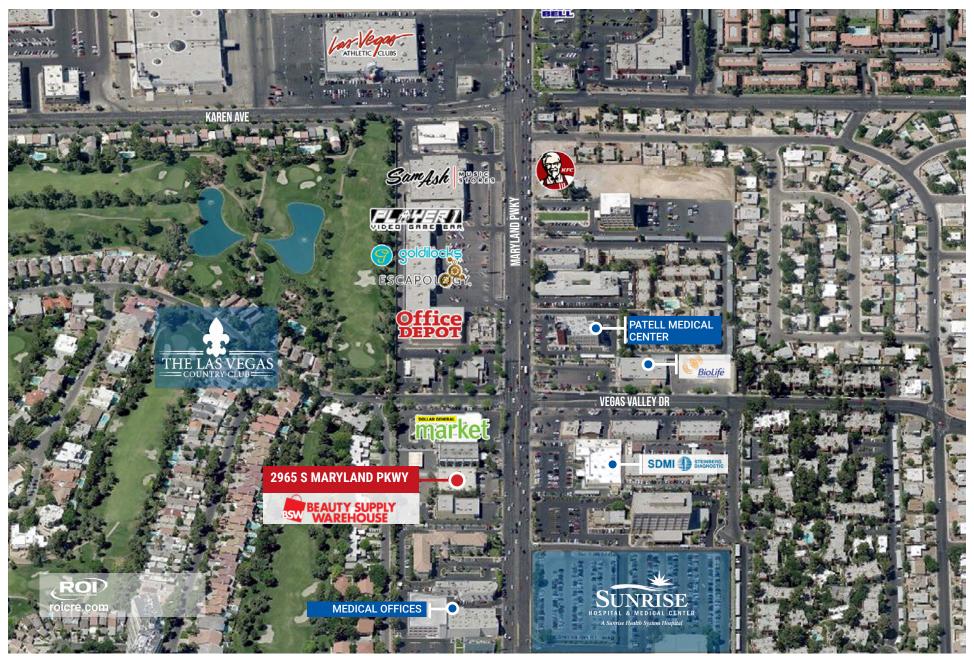
**Maryland Pkwy** 

34,000 VPD

Sources: SitesUSA 2025 TRINA, NV DOT 2023



# TRADE AREA **AERIAL**











### 2965 S MARYLAND PKWY LAS VEGAS, NV 89109



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### Let's Stay Connected!





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06/16/25