

±1.00 Acre of Land for Future Retail / QSR

Listed By:



# NEC N. 5TH ST. & E. CRAIG RD.

North Las Vegas, NV 89081

**SUBJECT**  
**±1.00 AC**



N. 5th Ave. // 19,300 VPD

E. Craig Rd. // 72,500 VPD

FOR SALE / FOR LEASE



# NEC E. CRAIG RD. & N. 5TH ST.

Listed By:



## LISTING SNAPSHOT

### Sale Price

\$1,250,000

### Lease Rate

Contact Broker

### Acreage

±1.00 AC

### APN

139-02-214-011



## PROPERTY HIGHLIGHTS

- ±1.00 AC pad available for sale or ground lease
- One of the last pad opportunities on Craig Rd.
- Dynamic co-tenancy in the area with nearby retailers including Sam's Club, Lowes, Texas Roadhouse, and more!
- High traffic location:
  - E. Craig Rd. and N. 5th St. (±91,800 VPD)
  - I-15 Freeway and Craig Rd. (±150,000 VPD)
- Strong daytime population with ±4,031 full-time employees within a 1-mile radius
- North Las Vegas has ±5.5MM SF of new industrial under construction adding ±2,400 full-time employees within a 0.5-mile radius
- Minutes from the I-15, Nellis Air Force Base, and the College of Southern Nevada (CSN)

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	15,102	182,262	424,095
2024 Average Household Income	\$97,457	\$87,327	\$82,091
2024 Households	4,787	55,531	137,724

## Leasing Experts

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# NEC E. CRAIG RD. & N. 5TH ST.

# TRADE AREA MAP



■ = Power Centers   ■ = Neighborhood Retail   ■ = Parks   ■ = Hospitals   ■ = Residential   ■ = Industrial











## SITE PLAN - OPTION 1



NEC E. CRAIG RD. & N. 5TH ST.



## SITE PLAN - OPTION 2



NEC E. CRAIG RD. & N. 5TH ST.



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**Malan + Marcello Investment Team**

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