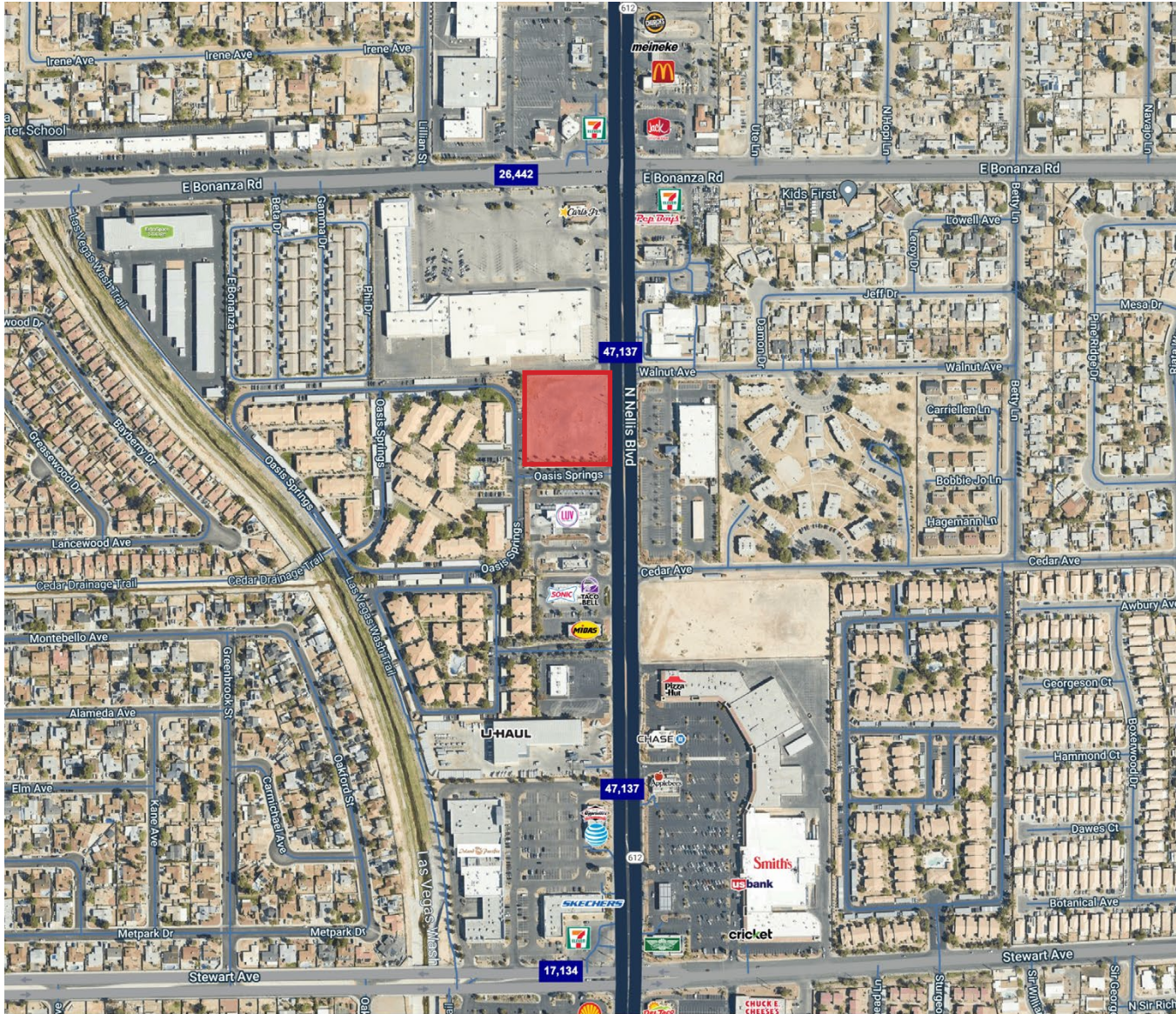


# DRIVE-THRU OPPORTUNITY

S/SWC of Bonanza Road & Nellis Boulevard | Las Vegas, NV 89110



AVAILABLE SF	±2.08 Acres
ZONING	C- "Commercial"
RATES	Call for Details




## PROPERTY HIGHLIGHTS

- For ground lease
- Only proposed new construction on Nellis Blvd
- Located on the Nellis corridor
- Fronting one of the busiest streets in Las Vegas
- Close to Nellis Air Force Base
- Lat/Long: 36.17128, -115.06275

## NEARBY TENANTS



## 2022 DEMOGRAPHIC SNAPSHOT

	<b>Population:</b> 3-mile radius	<b>225,003</b>
	<b>Average HH Income:</b>	<b>\$55,765</b>
	<b>Traffic Counts:</b> Nellis Blvd	<b>45,002 vpd</b>

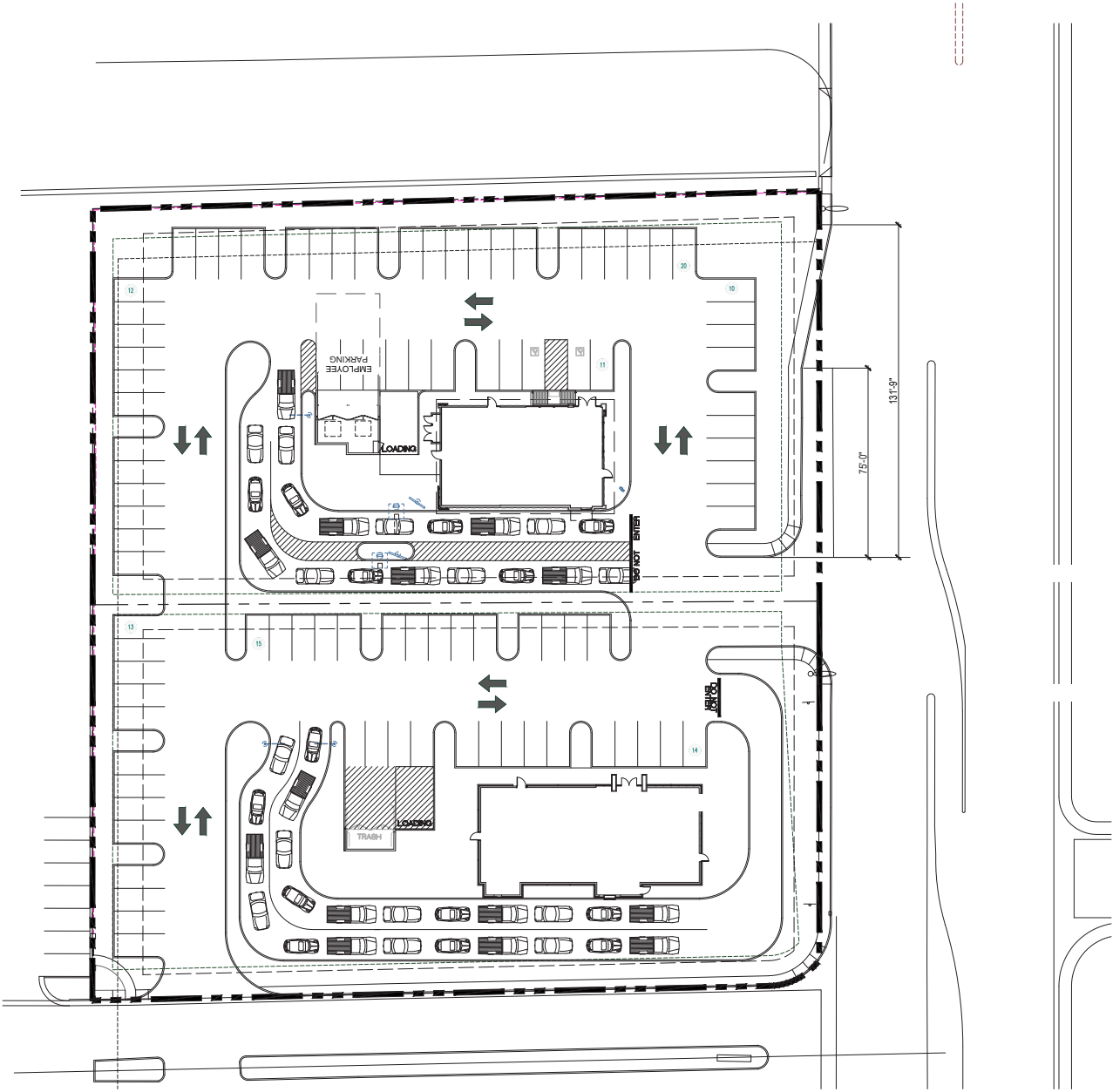


Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com  
 Kyle Wilcox • c: 702.510.4172 • o: 702.954.3903 • kwilcox@newmarketadvisors.com



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## 2022 ESTIMATED DEMOGRAPHICS



### Population

1-Mile **32,137**  
 3-Mile **225,003**  
 5-Mile **458,488**



### Average Household Income

1-Mile **\$55,268**  
 3-Mile **\$55,765**  
 5-Mile **\$54,966**



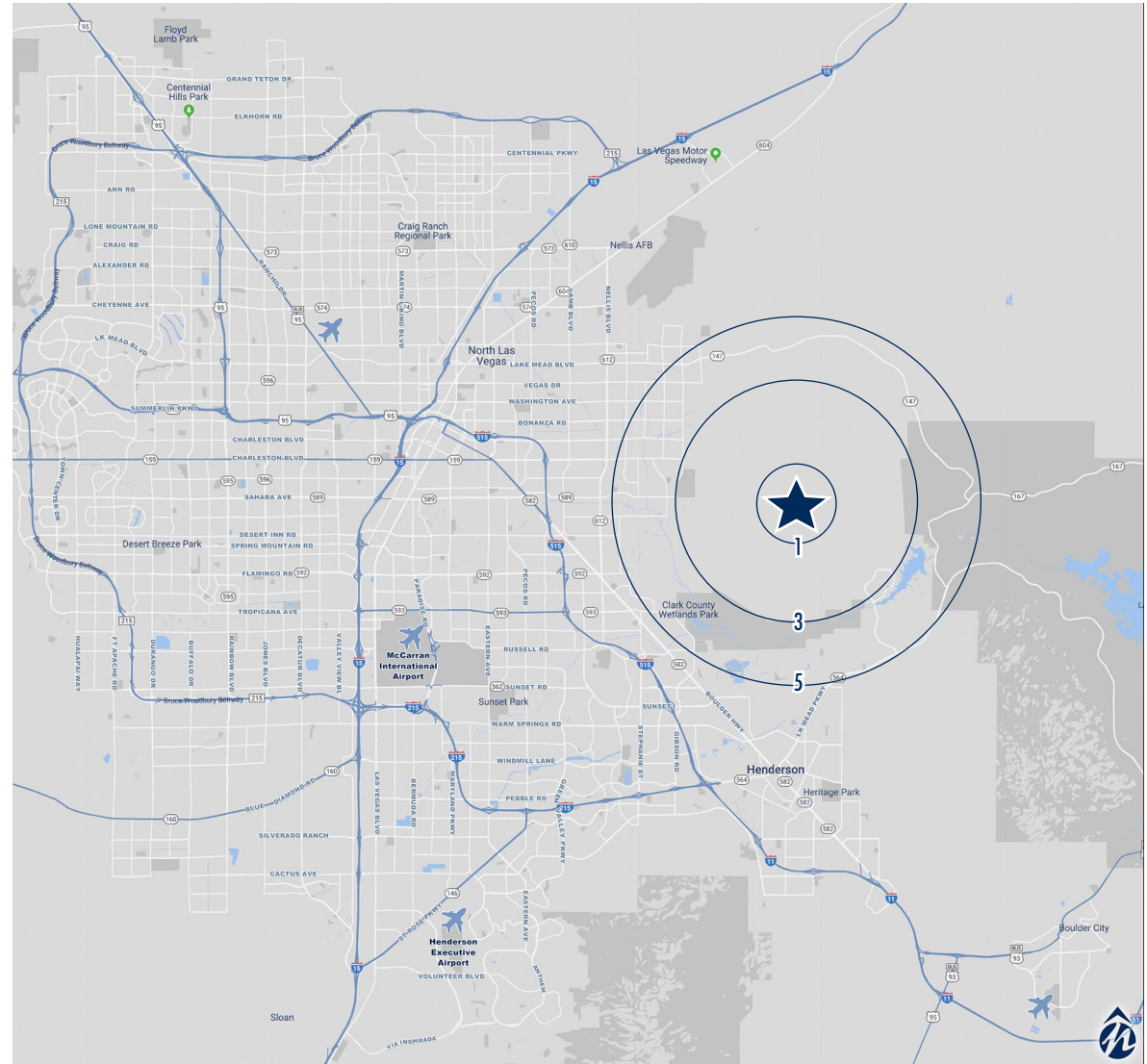
### Number of Households

1-Mile **9,475**  
 3-Mile **70,563**  
 5-Mile **151,246**



### Daytime Population (Employees)

1-Mile **5,484**  
 3-Mile **32,434**  
 5-Mile **114,365**



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