

# CHARLESTON SQUARE

NEC Charleston Blvd & Lamb Blvd  
4440 E. Charleston Blvd | Las Vegas,



**RETAIL**  
FOR LEASE

JOIN:



LAST UPDATED: 6/18/2025

**Jeanene Maxson**

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LICENSE # BS.0146680.LLC

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**DUNBAR**  
*commercial*

## SUMMARY

-  Size: 18,400 SF (Anchor)
-  Lease Rate: Contact Broker
-  NNNs: Contact Broker
-  Availability: Immediate
-  APN: 140-32-401-013



## FEATURES

-  Join WSS
-  Busy Corridor
-  Charleston Blvd Traffic 56,500 ADT
-  Excellent Ingress/Egress
-  Strong Demographics



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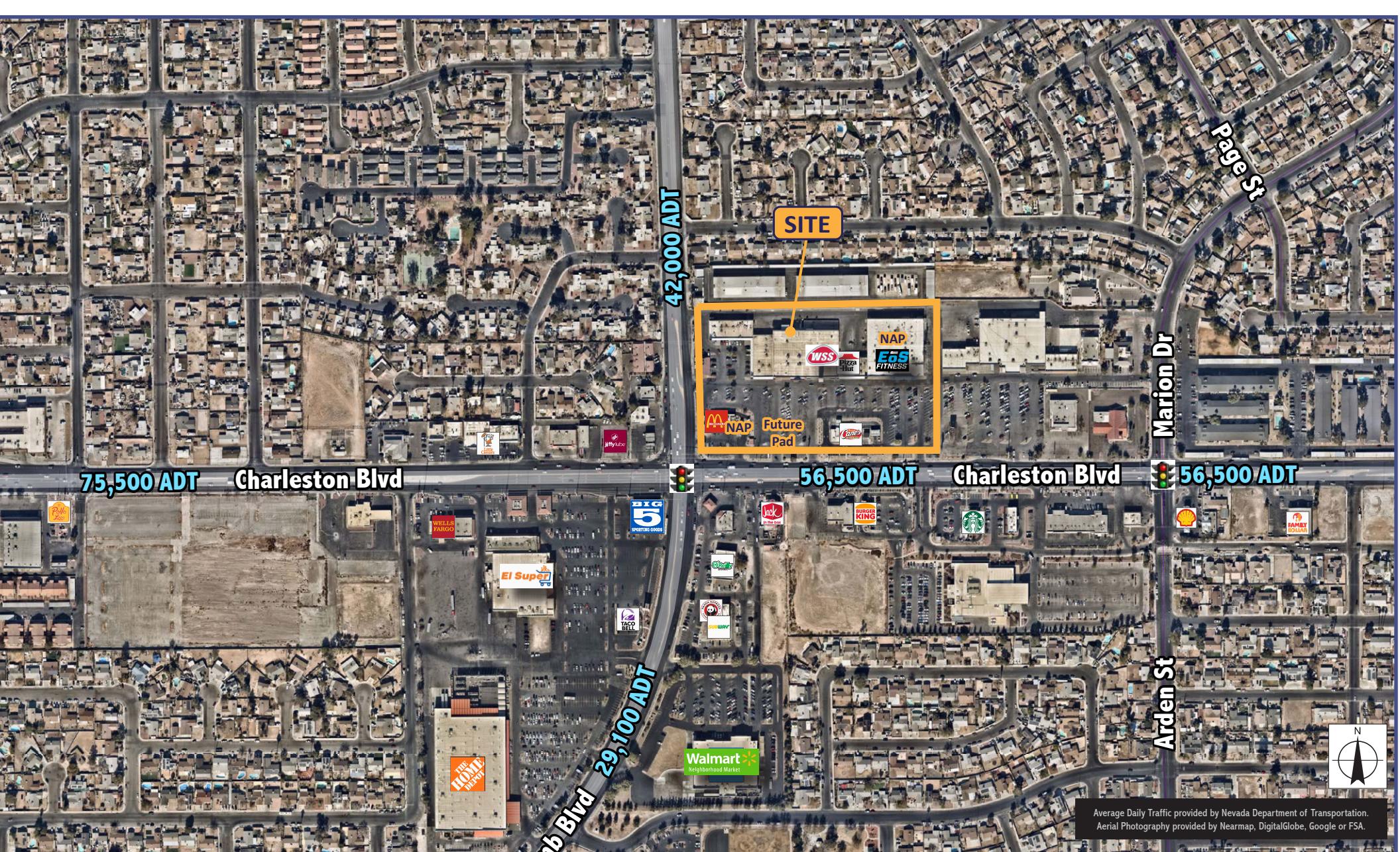
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# 3 MILE DEMOGRAPHICS

2025  
Population



245,936

2025 Average  
Household Income



\$70,981

2025  
Households

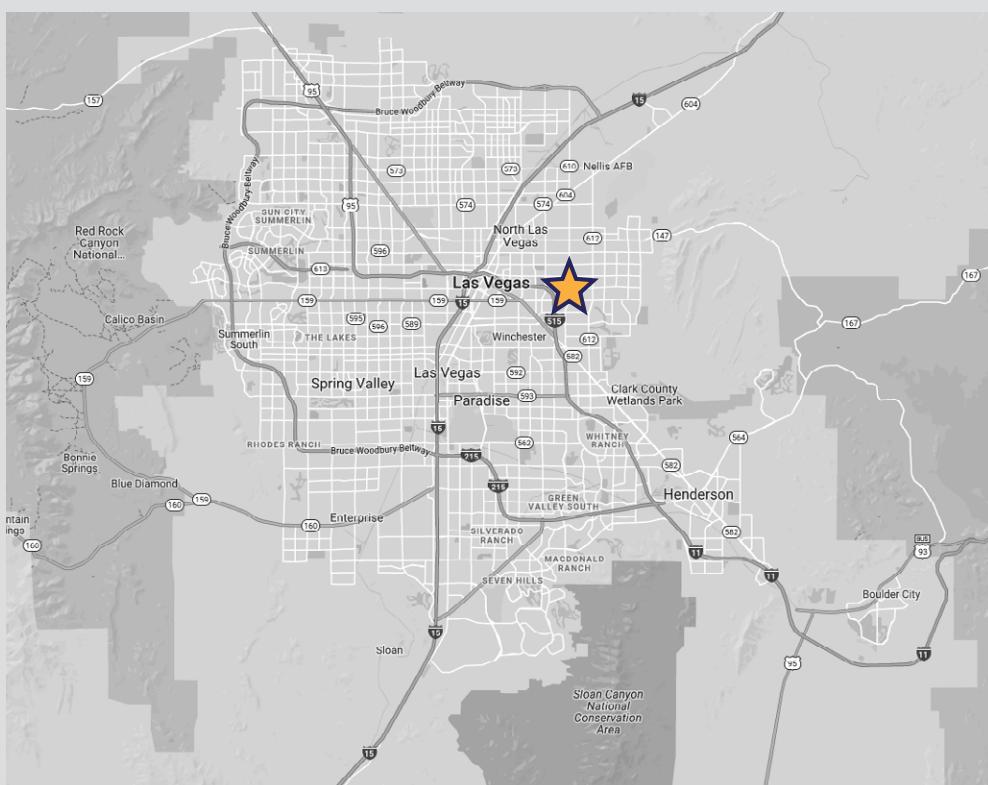


83,019

5-Year Projected  
Population Growth



2%



## DEMOGRAPHIC REPORT

### Census 2020 Summary

	1 mile	3 miles	5 miles
Population	28,518	247,273	509,265
Households	8,485	83,019	179,693
Average Household Size	3.35	2.97	2.79

### 2025 Summary

	1 mile	3 miles	5 miles
Population	27,632	245,936	512,610
Households	8,560	84,565	185,084
Families	6,183	54,670	111,291
Average Household Size	3.22	2.90	2.73
Owner Occupied Housing Units	4,870	41,007	81,811
Renter Occupied Housing Units	3,690	43,558	103,273
Median Age	32.9	34.8	35.5
Median Household Income	\$59,140	\$54,633	\$55,414
Average Household Income	\$73,198	\$70,981	\$73,123

### 2030 Summary

	1 mile	3 miles	5 miles
Population	27,962	251,371	526,615
Households	8,727	87,152	192,189
Families	6,287	56,106	114,755
Average Household Size	3.19	2.88	2.70

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