

±5,000 SF PAD FOR LEASE

MARYLAND CROSSING

3993 S Maryland Pkwy, Las Vegas NV 89119

 **target** | SHADOW ANCHOR



Contact our team today!

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PROPERTY HIGHLIGHTS

±5,000 SF FOR LEASE

Free-standing retail pad situated along the Maryland Pkwy entrance of a Target anchored retail center

- ✓ Shadow anchored by Target
- ✓ High visibility along Maryland Pkwy corridor with 34,000 VPD
- ✓ Close proximity to UNLV
- ✓ Dedicated turn lane
- ✓ The center will benefit directly from RTC's Rapid Transit line project

162-15-812-003
APN

📍 **COMMERCIAL GENERAL (CG)**
ZONING

🏷️ **\$ 3.25/SF/MO**
ASKING RENT
\$ 0.47/SF/MO
NNN

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

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POPULATION

1 MILE	3 MILES	5 MILES
34,526	150,669	444,054



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$59,547	\$86,861	\$80,746



TRAFFIC COUNTS

FLAMINGO RD	MARYLAND PKWY
45,500 VPD	34,000 VPD



Source:
SitesUSA 2025
TRINA, NV DOT 2024

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