# ±5,000 SF PAD FOR LEASE MARYLAND CROSSING —

**Otarget** | SHADOW ANCHOR

3993 S Maryland Pkwy, Las Vegas NV 89119







# **Contact our team today!**

#### **KIT GRASKI**

Director
702.570.5377
kgraski@rojere.com

kgraski@roicre.com NV License # BS.0015934.LLC

#### **GEORGE OKINAKA**

Executive Vice President 702.570.5376 gokinaka@roicre.com NV License # S.0045747

#### **MAUREEN PARCHIA**

Vice President 702.570.5124 mparchia@roicre.com NV License # S.0169395

#### JONATHAN SERRANO, MBA

Senior Associate 702.570.5099 jonathan@roicre.com NV License # S.0183243

### MARYLAND CROSSING 3993 S Maryland Pkwy Las Vegas, NV 89119

# Maryland Parkway

# 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



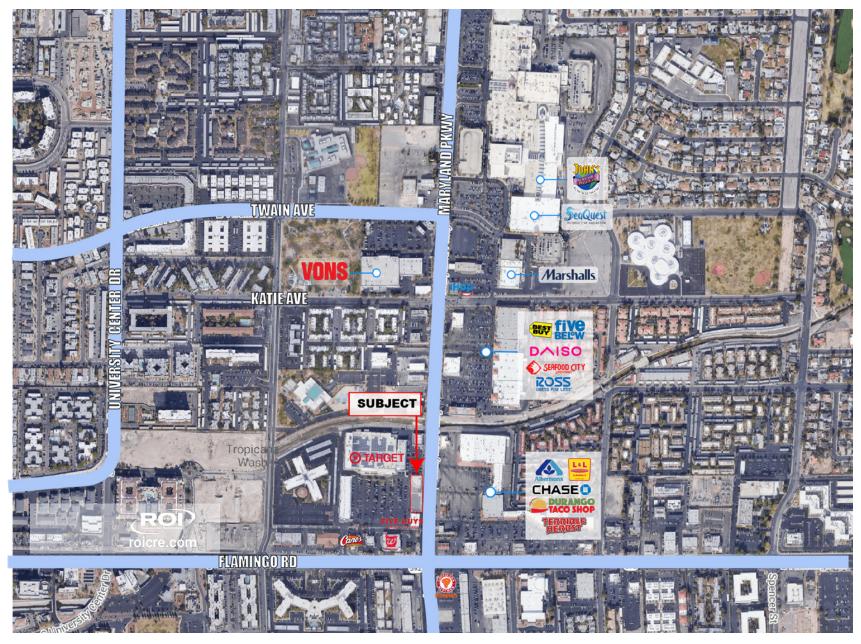
Flamingo Road



## MARYLAND CROSSING

# TRADE AREA **AERIAL**

3993 S Maryland Pkwy Las Vegas, NV 89119



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



# AREA **DEMOGRAPHICS**

MARYLAND CROSSING 3993 S Maryland Pkwy Las Vegas, NV 89119

# **POPULATION**

POOC
MIRIT

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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