



# New Land For Lease

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## North Corner of Newlin Gulch Blvd. & S. Chambers Rd.

### Land Information

Size:	1.324 Acres (57,673 SF)
Zoning:	Neighborhood Commercial
County:	Douglas
Possible Uses:	Perfect for nearly all commercial retail, service, and recreation uses!

Accelerating success.





## Demographics

	1 Mile	3 Miles	5 Miles
<b>2024 Total Population</b>	9,057	56,518	128,242
<b>2024 Total Daytime Population</b>	6,070	47,741	130,477
<b>Average Household Income</b>	\$217,166	\$179,166	\$170,799

Source: 2025 Esri

## Traffic Counts

- S. Chambers Rd. S/O Mainstreet: **11,995 VPD**
- S. Chambers Rd. N/O W. Hess Rd.: **11,020 VPD**

Source: MPSI 2025 Estimates