

# LEASE

## AUTO SALES & SERVICE

2445 East Sahara Avenue Las Vegas, NV 89104



### PROPERTY DESCRIPTION

Recently renovated on busy Sahara & Eastern Location. Hard to find Used car lot just recently updated both interior and exterior ready for a new user! Just off the busy intersection of Eastern & Sahara.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	\$12,500.00 per month (MG)
Available SF:	1 - 6,598 SF
Lot Size:	0.96 Acres
Building Size:	6,598 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	429	1,817	9,462
Total Population	998	4,856	25,489
Average HH Income	\$61,937	\$60,538	\$63,469

**Lance Hamrick**  
(702) 279-9666

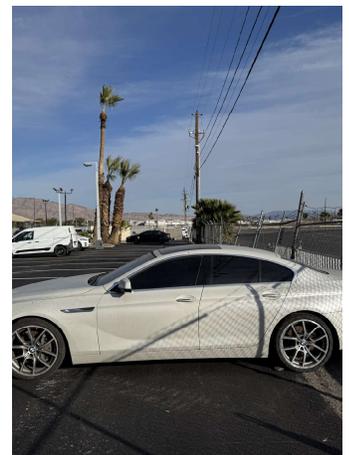
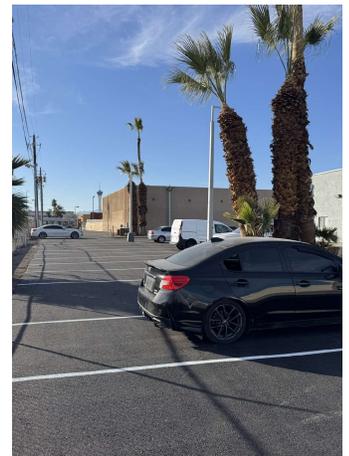
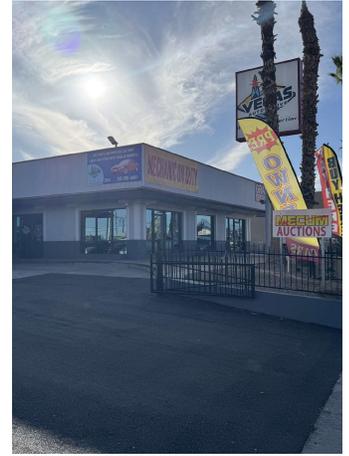


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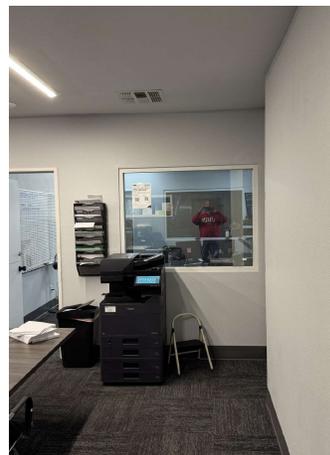
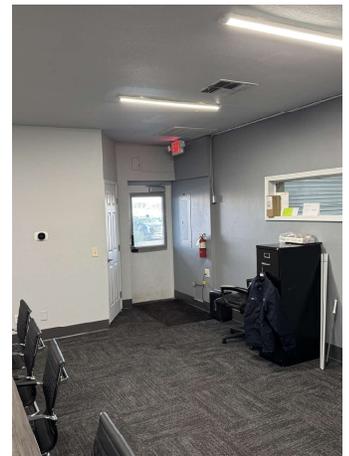
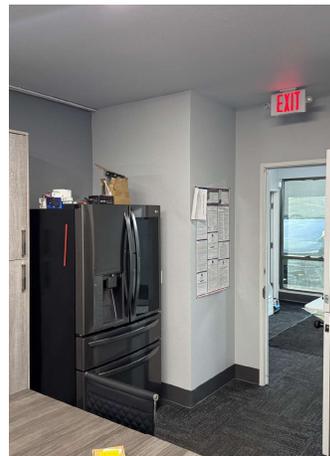
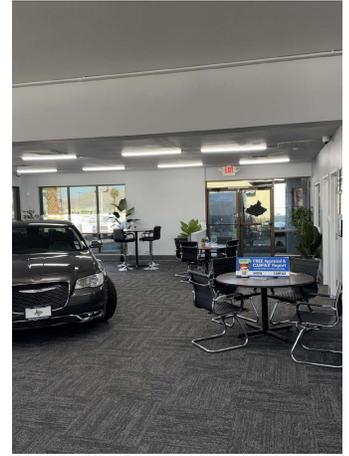
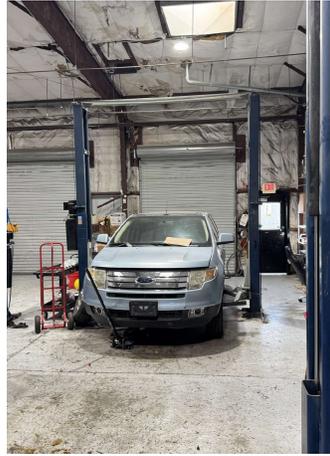


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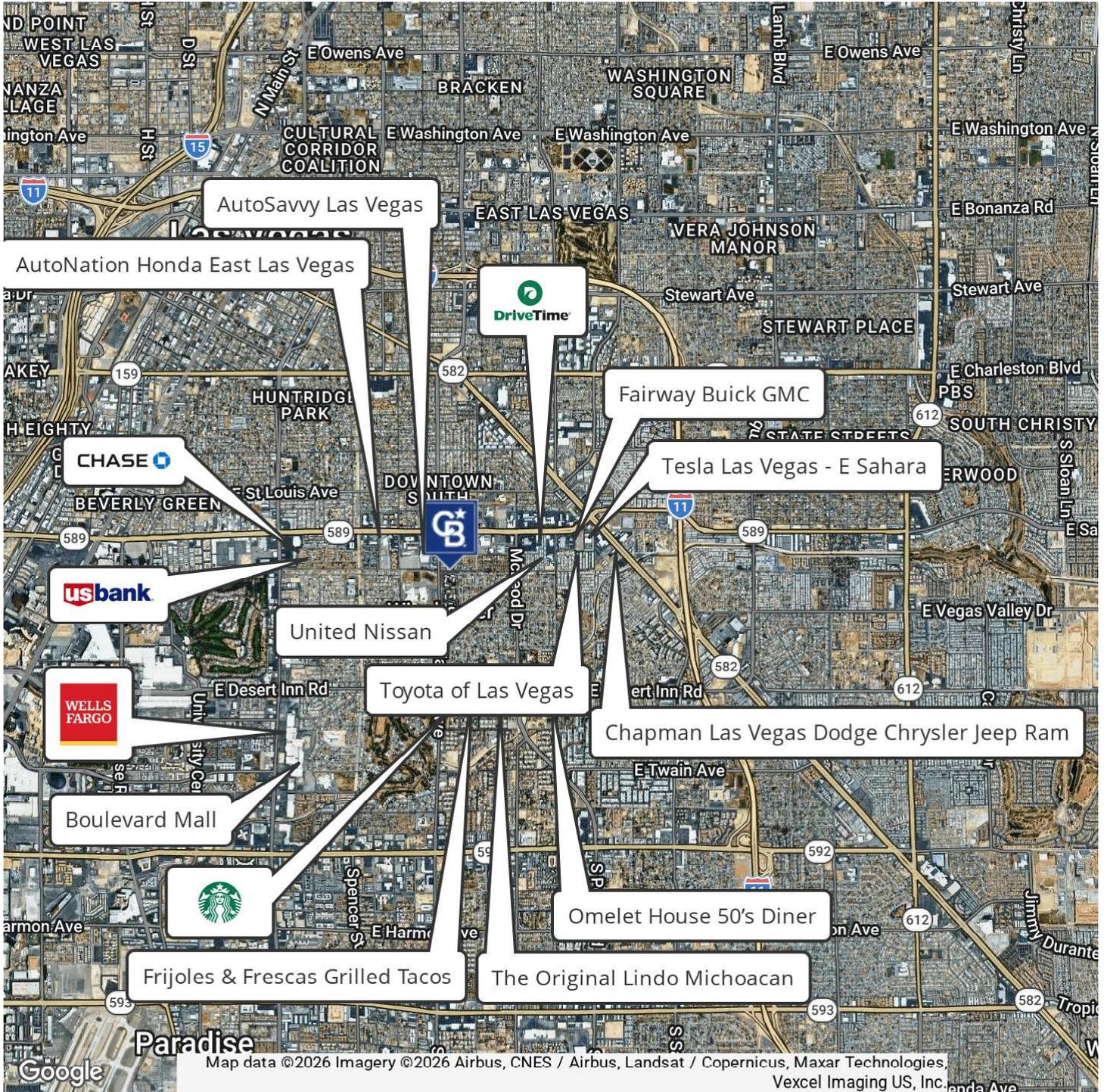


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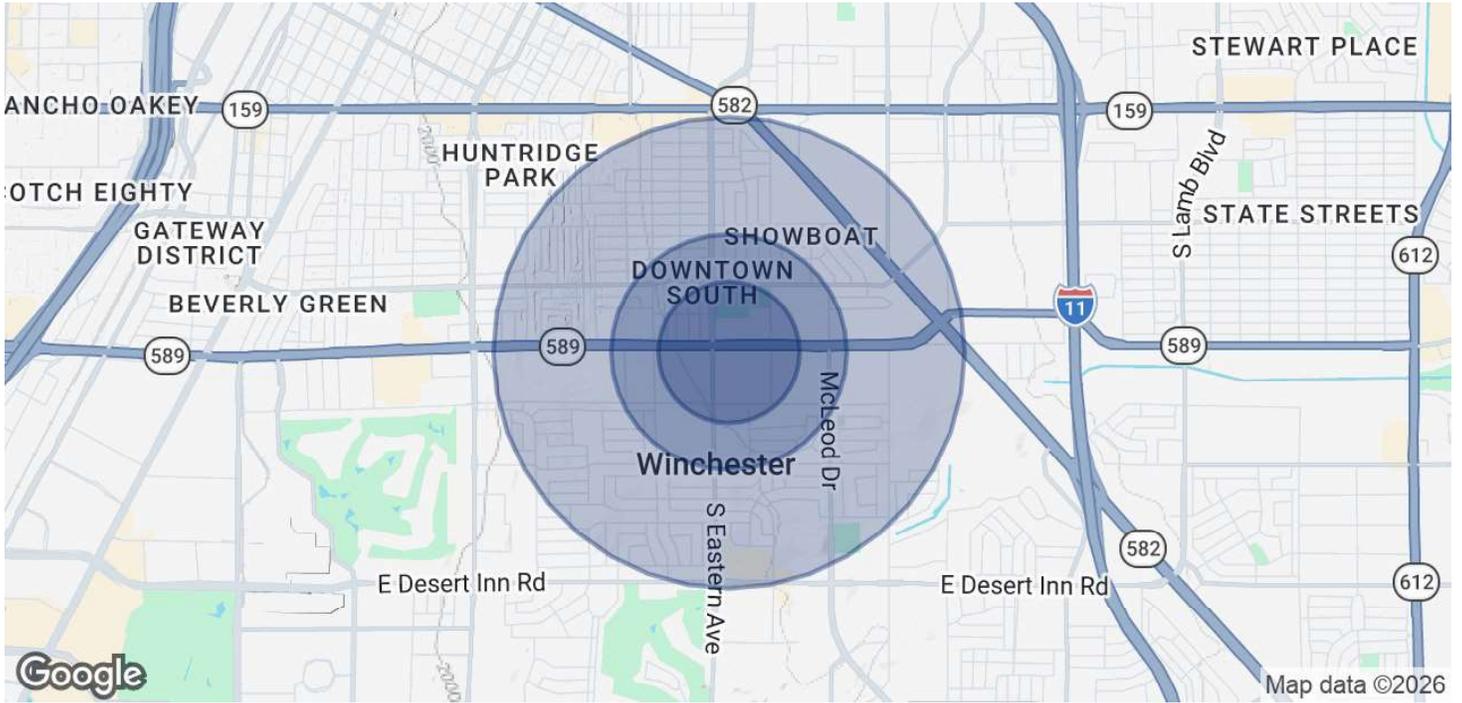


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	998	4,856	25,489
Average Age	38	38	39
Average Age (Male)	39	38	39
Average Age (Female)	38	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	429	1,817	9,462
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$61,937	\$60,538	\$63,469
Average House Value	\$300,855	\$368,827	\$359,514

Demographics data derived from AlphaMap

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