

4810 W ANN RD

Las Vegas, Nevada 89130



AVAILABLE



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WE ARE THE CENTER OF RETAIL

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Property Highlights

- 16,989 SF Former CVS on Highly Signalized Corner
- Minutes away from I-215 Beltway
- Located in Highly Residential Area
- 87,700 VPD (NDOT, 2021)

RETAIL SPACE

±16,989 SF

RENT

Inquire with Broker

ZONING

Limited Commercial District - C-1

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



HOUSEHOLDS

| | | | |
|---------|---------|----------|---------|
| 1 Mile | 20,952 | \$75,766 | 7,417 |
| 3 Miles | 155,215 | \$75,455 | 53,402 |
| 5 Miles | 371,767 | \$69,720 | 126,759 |

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Site Plan



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