

AVAILABLE  
*for sale or lease*

# Caroline's Court

LAS VEGAS, NEVADA 89143  
NWC DURANGO & EL CAPITAN

- Pads Available
- BTS, Ground Lease or Sale in Highly Desirable Area



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COMMERCIAL REAL ESTATE

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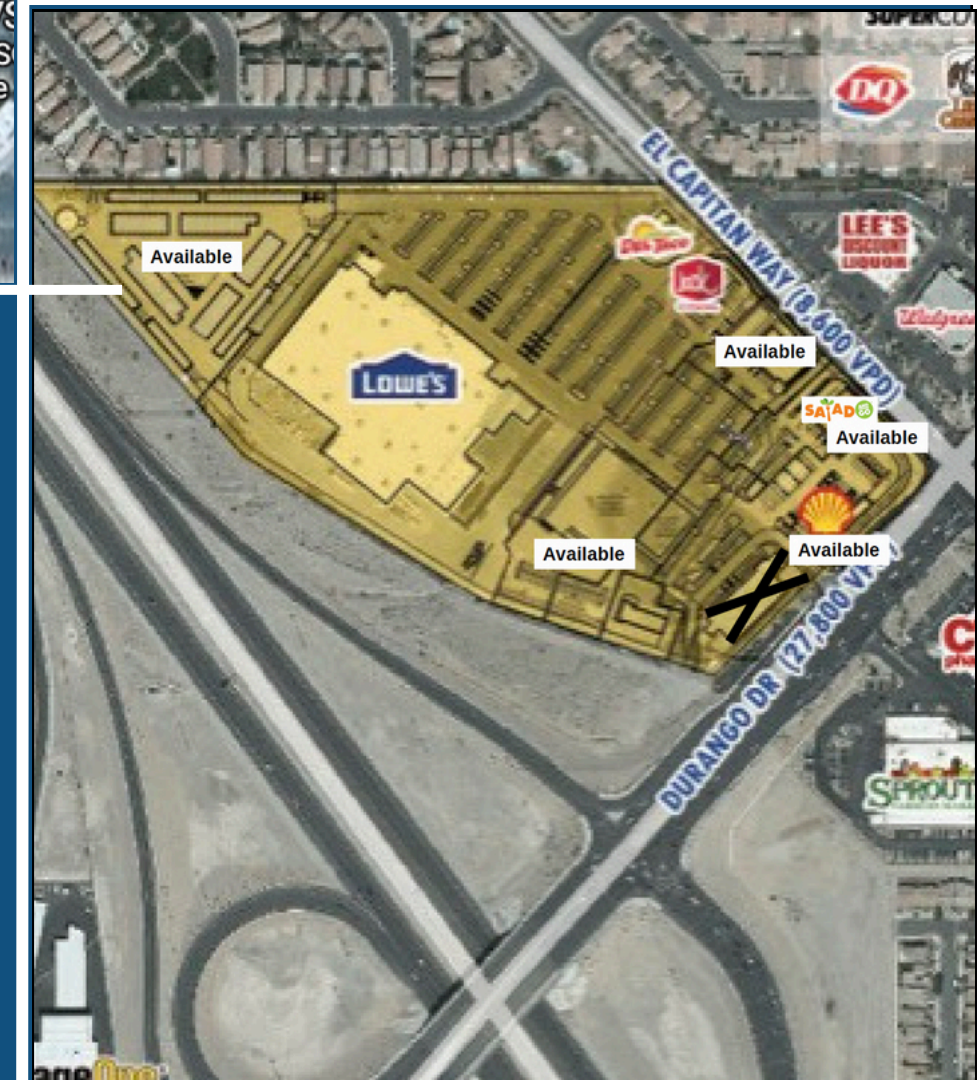
## OVERVIEW:

- Pads available for BTS, Ground Lease, or Sale in a Lowe's-anchored shopping center located along US-95 with freeway visibility and high daily traffic counts.

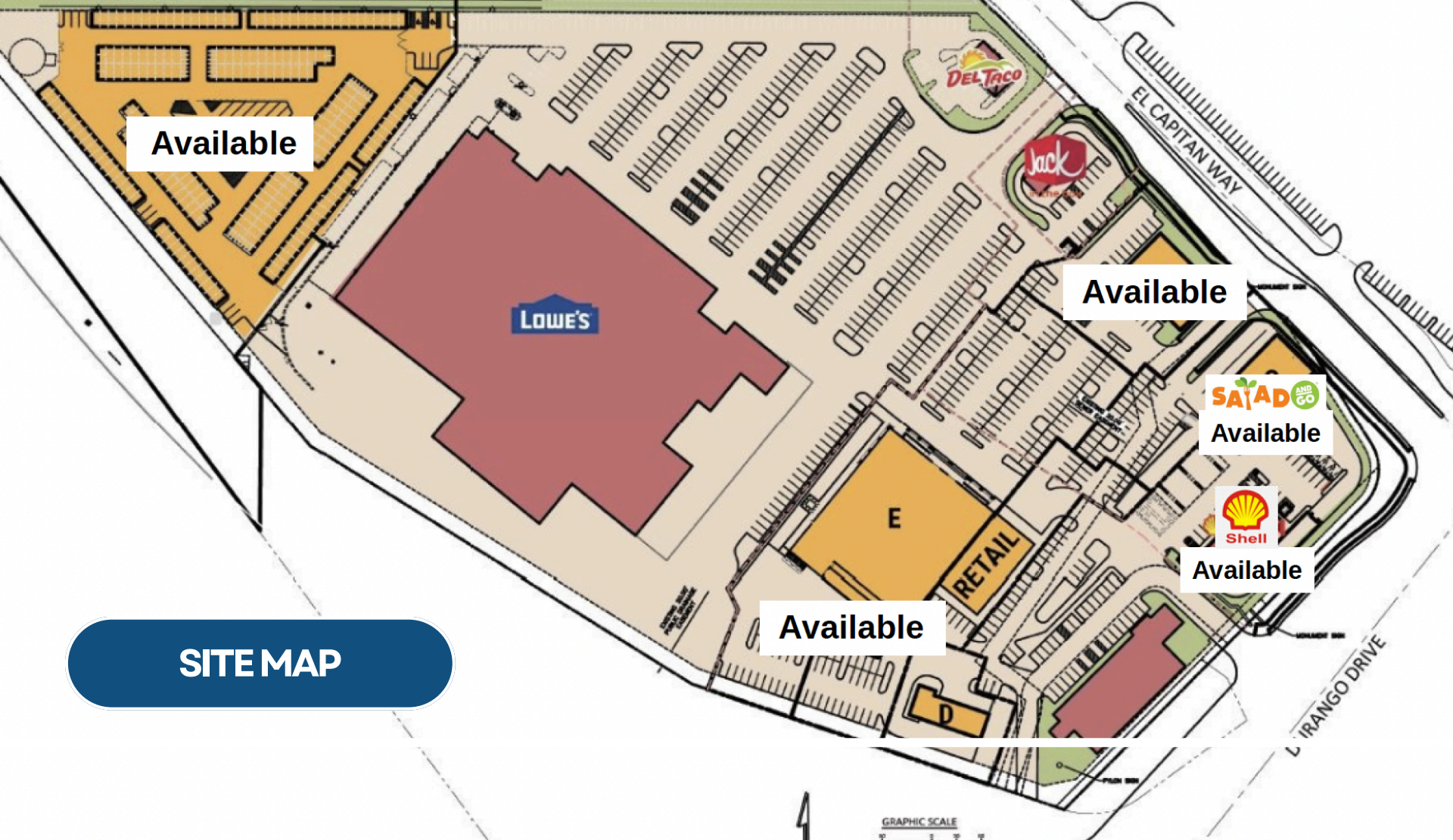


## HIGHLIGHTS:

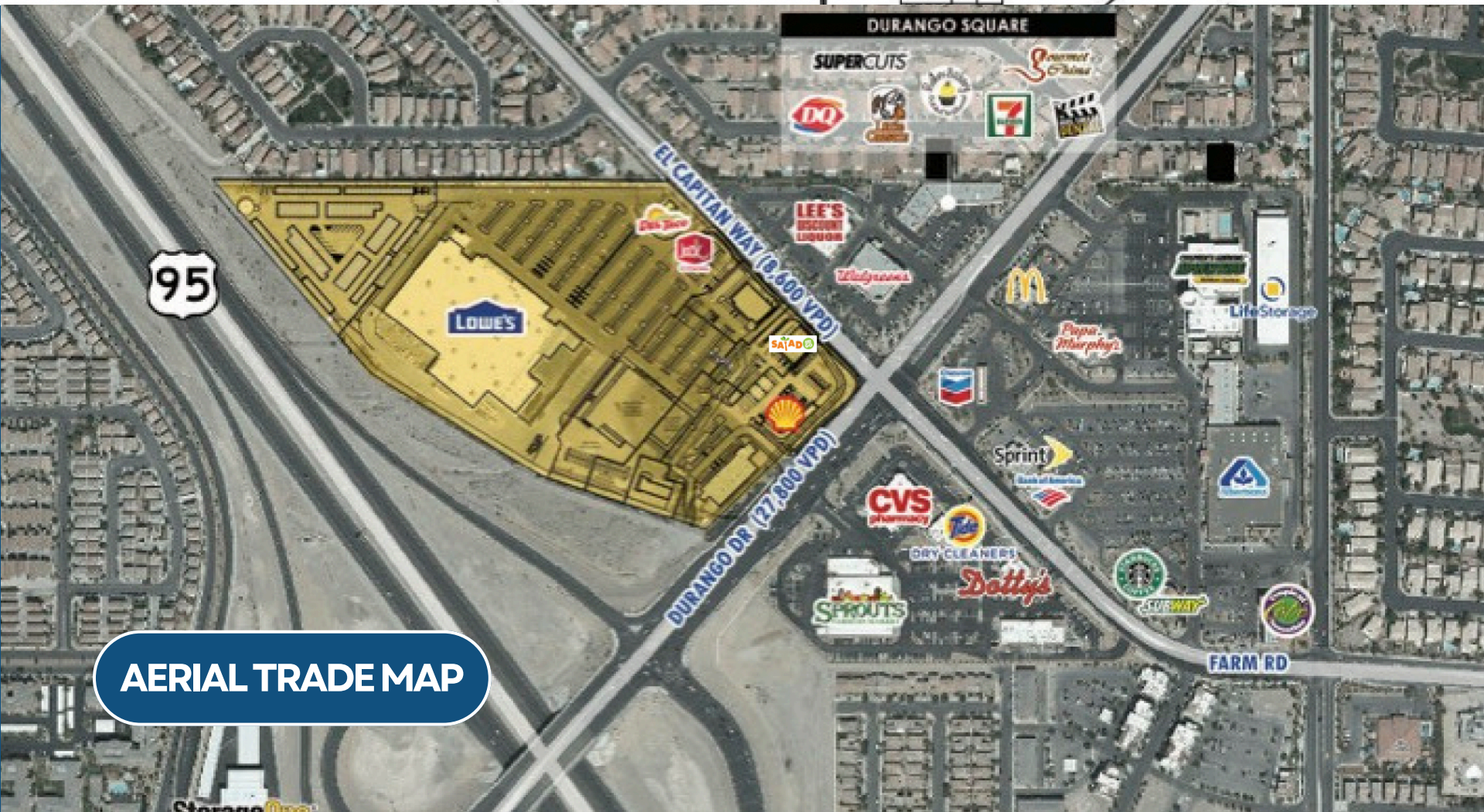
- Highly visible from US-95 freeway
- Anchored by Lowe's Home Improvement with strong daily draw
- Last available pads at the intersection
- Surrounded by Albertsons, Sprouts, CVS, Lee's Discount Liquor, Shell, Salad & Go, Del Taco, and Jack in the Box
- ±34,500 VPD on Durango Drive
- ±2.2 miles to the 215 Beltway







SITE MAP



AERIAL TRADE MAP

AREA - NEARBY TRAFFIC DRIVERS:

- US 95 Frontage
- 2.2 miles from the 215 Beltway

QUICK FACTS:

- Availability: Multiple pads (BTS / Ground Lease / Sale)
- Pad Sizes: ±2.0 AC flexible pad for multi-tenant or single-tenant concepts · ±3,000 SF freestanding/retail · Dedicated drive-thru pad for QSR/coffee
- Use Cases: QSR / coffee / medical-dental / service retail / neighborhood F&B
- Why It Works: Freeway frontage, national co-tenancy, and strong rooftops

DEMOGRAPHICS:

<u>DISTANCE</u>	<u>POPULATION</u>	<u>HH INCOME</u>
1 Mile	28,644	\$77,881
3 Miles	225,610	\$92,947
5 Miles	200,874	\$93,440



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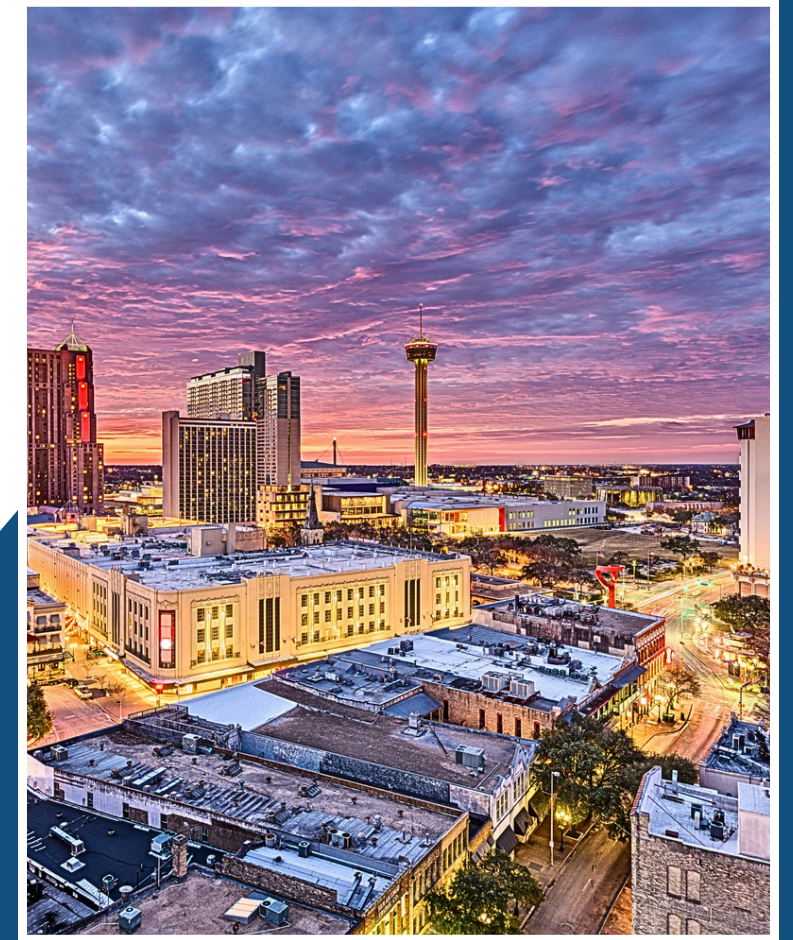
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