

PRIME
DOWNTOWN FERNLEY
COMMERCIAL BUILDING

🔍 80 E Main St, Fernley, NV 89408-7653



SELLING PRICE
\$450,000



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PROPERTY DETAILS

This quaint 955 SF Office/Retail building is located on Main St. in rapidly growing Fernley, NV. Recently renovated, the main building has large windows and unique interior design and lighting features.

An additional 140 SF office/storage is available in a rear building. The storage container is included. The fenced yard offers additional use options. The property is zoned C2, offering a variety of uses.



PROPERTY HIGHLIGHTS

- Main Street Frontage
- Recently Renovated
- Storage
- Growing Community
- Fenced Yard



LOCATION

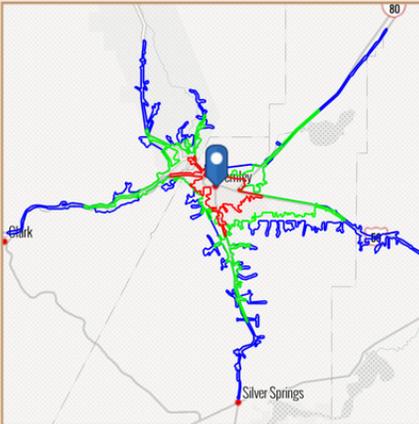
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DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

80 E Main St, Fernley, Nevada, 89408

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



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AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States		
	5 mins	10 mins	15 mins	Counties Lyon County	CBSAs Reno, NV Metropolitan Statistical Area	Nevada	USA	
0 - 4	6.45%	6.45%	6.44%	5.41%	5.36%	5.49%	5.39%	
5 - 9	6.70%	6.82%	6.80%	5.86%	5.67%	5.79%	5.75%	
10 - 14	6.44%	6.98%	7.02%	6.04%	5.84%	6.04%	5.98%	
15 - 19	6.34%	6.62%	6.66%	6.04%	6.32%	6.22%	6.47%	
20 - 34	20.35%	19.13%	18.84%	16.37%	20.68%	20.22%	20.33%	
35 - 54	24.89%	25.51%	25.63%	23.63%	24.62%	26.21%	25.20%	
55 - 74	21.66%	21.18%	21.17%	26.56%	23.23%	22.37%	22.82%	
75+	7.19%	7.30%	7.42%	10.07%	8.27%	7.66%	8.05%	
HOUSEHOLD INCOME								
<\$15,000	7.2%	6.5%	6.3%	8.0%	6.5%	7.2%	8.3%	
\$15,000-\$24,999	4.2%	3.6%	3.5%	5.0%	4.2%	5.5%	5.9%	
\$25,000-\$34,999	3.8%	3.6%	3.5%	6.7%	5.6%	6.6%	6.3%	
\$35,000-\$49,999	9.6%	11.6%	11.1%	11.1%	8.7%	9.7%	9.8%	
\$50,000-\$74,999	21.1%	19.3%	18.9%	19.0%	16.3%	16.9%	15.6%	
\$75,000-\$99,999	17.2%	15.5%	15.3%	13.7%	14.4%	13.7%	12.5%	
\$100,000-\$149,999	23.0%	25.4%	26.3%	22.0%	19.8%	18.9%	17.8%	
\$150,000-\$199,999	7.6%	7.8%	8.0%	8.2%	10.4%	9.4%	9.8%	
\$200,000+	6.5%	6.8%	7.0%	6.2%	14.1%	12.0%	14.0%	
KEY FACTS								
Population	12,380	23,499	25,654	63,699	588,069	3,303,677	339,887,819	
Daytime Population	9,206	17,416	19,014	52,501	577,242	3,288,380	338,218,372	
Employees	5,915	10,774	11,699	26,820	291,622	1,607,495	167,630,539	
Households	4,668	8,508	9,291	24,610	234,168	1,270,466	132,422,916	
Average HH Size	2.65	2.76	2.76	2.58	2.48	2.57	2.50	
Median Age	37.6	37.7	37.8	43.0	39.5	39.4	39.6	
HOUSING FACTS								
Median Home Value	331,762	362,932	364,758	385,096	547,066	460,995	370,578	
Owner Occupied %	65.9%	71.6%	72.5%	77.2%	62.5%	60.3%	64.2%	
Renter Occupied %	34.1%	28.4%	27.5%	22.8%	37.5%	39.7%	35.8%	
Total Housing Units	4,914	8,913	9,720	26,217	251,774	1,370,075	146,800,552	
INCOME FACTS								
Median HH Income	\$79,647	\$82,084	\$84,099	\$75,148	\$88,260	\$80,950	\$81,624	
Per Capita Income	\$35,992	\$35,501	\$35,928	\$36,121	\$48,495	\$42,691	\$45,360	
Median Net Worth	\$199,654	\$245,439	\$257,868	\$260,952	\$259,870	\$200,811	\$228,144	



CONTACT US

Contact Information

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