

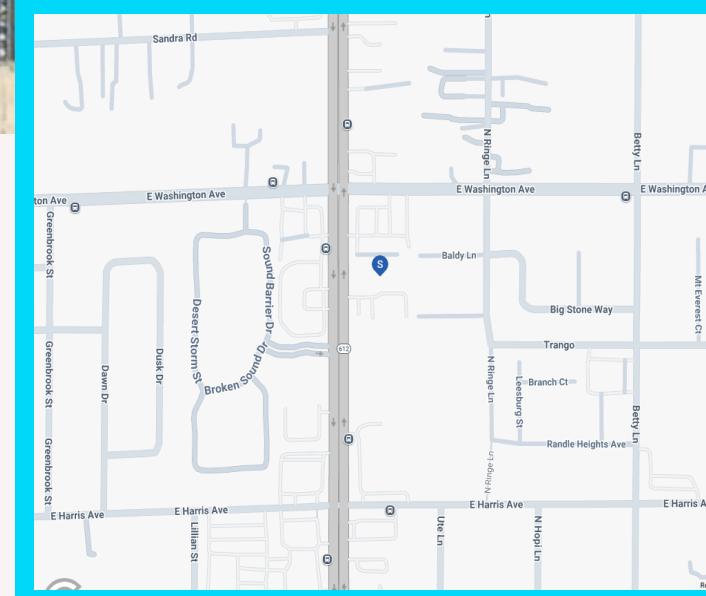
# Prime Land Lease Opportunity for QSR

Nellis Blvd, Just South of Washington Ave, Las Vegas, NV  
Parcel ID 140-28-314-036



## HIGHLIGHTS

- » Total Area:  $\pm$  0.78 Acres (33,914 sqft)
- » Zoning: Commercial General (CG)
- » Location: Prime frontage on Nellis Blvd, just south of Washington Ave
- » Traffic Exposure: High visibility with 48,665 daily vehicles from commuter and local traffic
- » Accessibility: Easy access to major roads, public transportation, and nearby residential communities
- » Surrounding Area: Established commercial hubs, shopping centers, schools, and densely populated neighborhoods



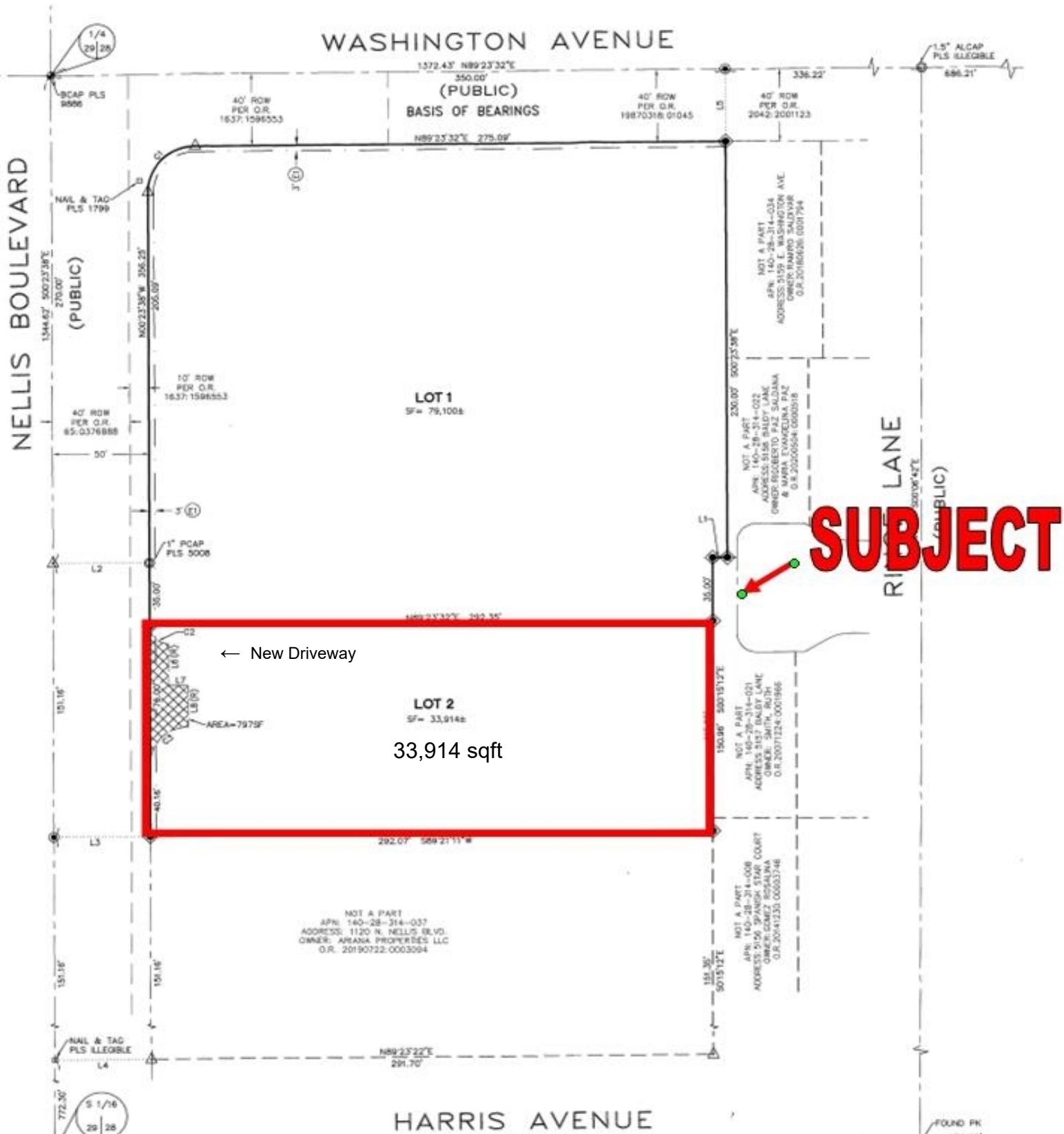
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Unlock the potential of this exceptional land lease opportunity situated on Nellis Boulevard, just down from the signal at Washington Avenue in Las Vegas, NV. This high-exposure site offers excellent visibility, strong traffic flow, and convenient access, making it an ideal location for a variety of commercial developments.

This site is well-suited for retail, automotive services, food establishments, or other commercial ventures looking to capitalize on a thriving Las Vegas corridor. Don't miss this opportunity—contact us today for leasing details!



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