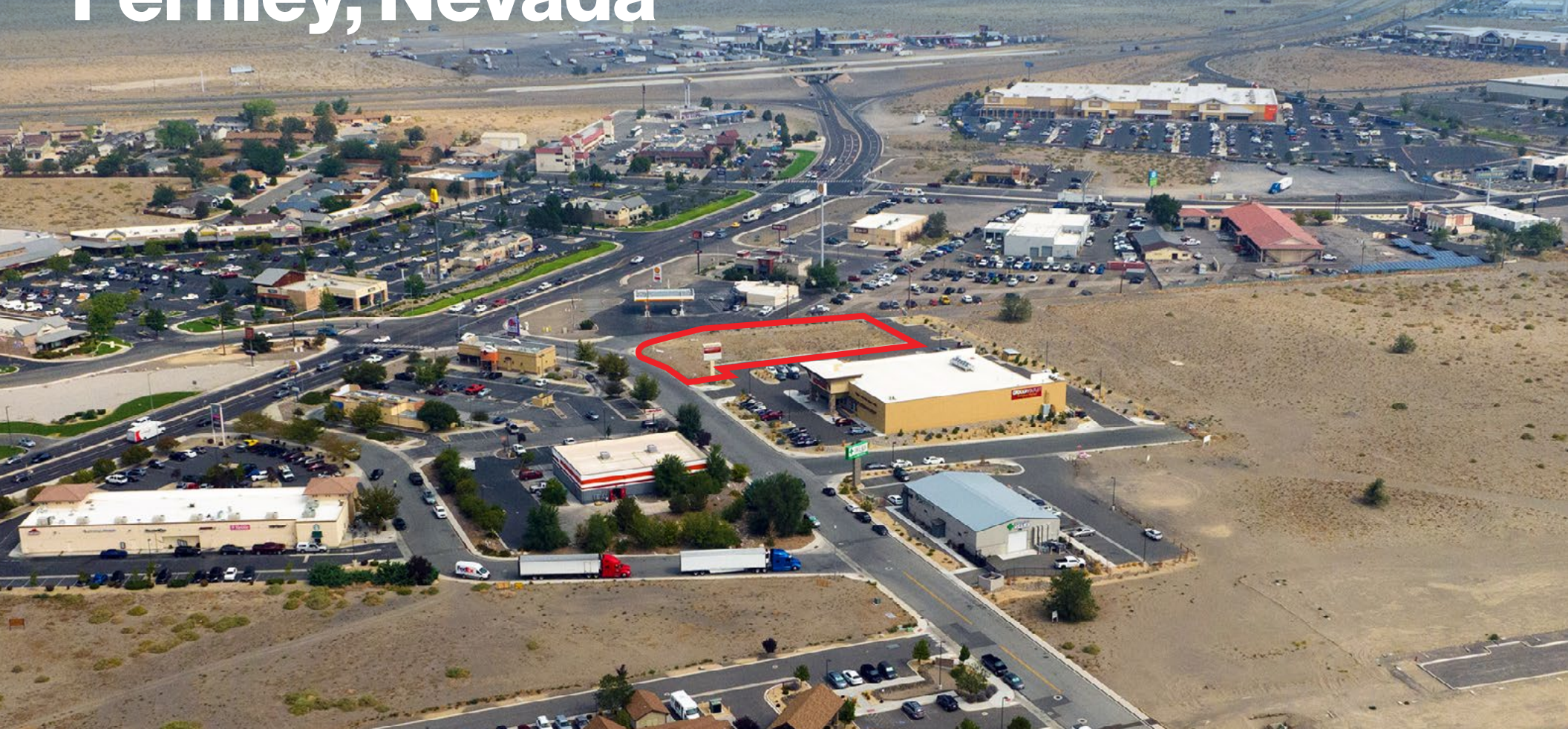


For Lease

# ± 0.89 AC of Land in Fernley, Nevada



LOGIC



1365 Chisholm Trail  
Fernley, NV 89408

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# Listing Snapshot



**Negotiable**  
Ground Lease Rate



**± 0.89 AC**  
Total Acreage



**021-272-39**  
Parcel Number

## Property Highlights

- Commercial development land located adjacent to the newly constructed Grocery Outlet
- Ground Lease opportunity
- Close proximity to I-80 and Hwy 50 connecting Reno/Sparks to Fallon
- Zoned C2 commercial allowing for a variety of uses including restaurant, bar, gaming, hotel, professional office, and more
- Level topography
- Proposed ± 20,000 AC TRI II industrial park development located a short distance to the west
- Traffic counts over ± 29,500 CPD along the I-80/Hwy 50 connector
- All utilities to the site
- Located 1 block south of Walmart/Lowe's

## Demographics

	1-mile	3-mile	5-mile
2023 Population	5,173	20,786	24,724
2023 Average Household Income	\$89,471	\$92,774	\$93,760
2023 Total Households	1,970	7,501	8,958











Retail  
Fernley Village Market  
**Raley's**

Hotels/Casinos  
Silverado Casino

Retail  
**Walmart**

Retail  
  
**DOLLAR TREE**  
  
  
**KFC**  
  
**O'Reilly AUTO PARTS**  
PROFESSIONAL PARTS PEOPLE

Retail  
**LOWE'S**

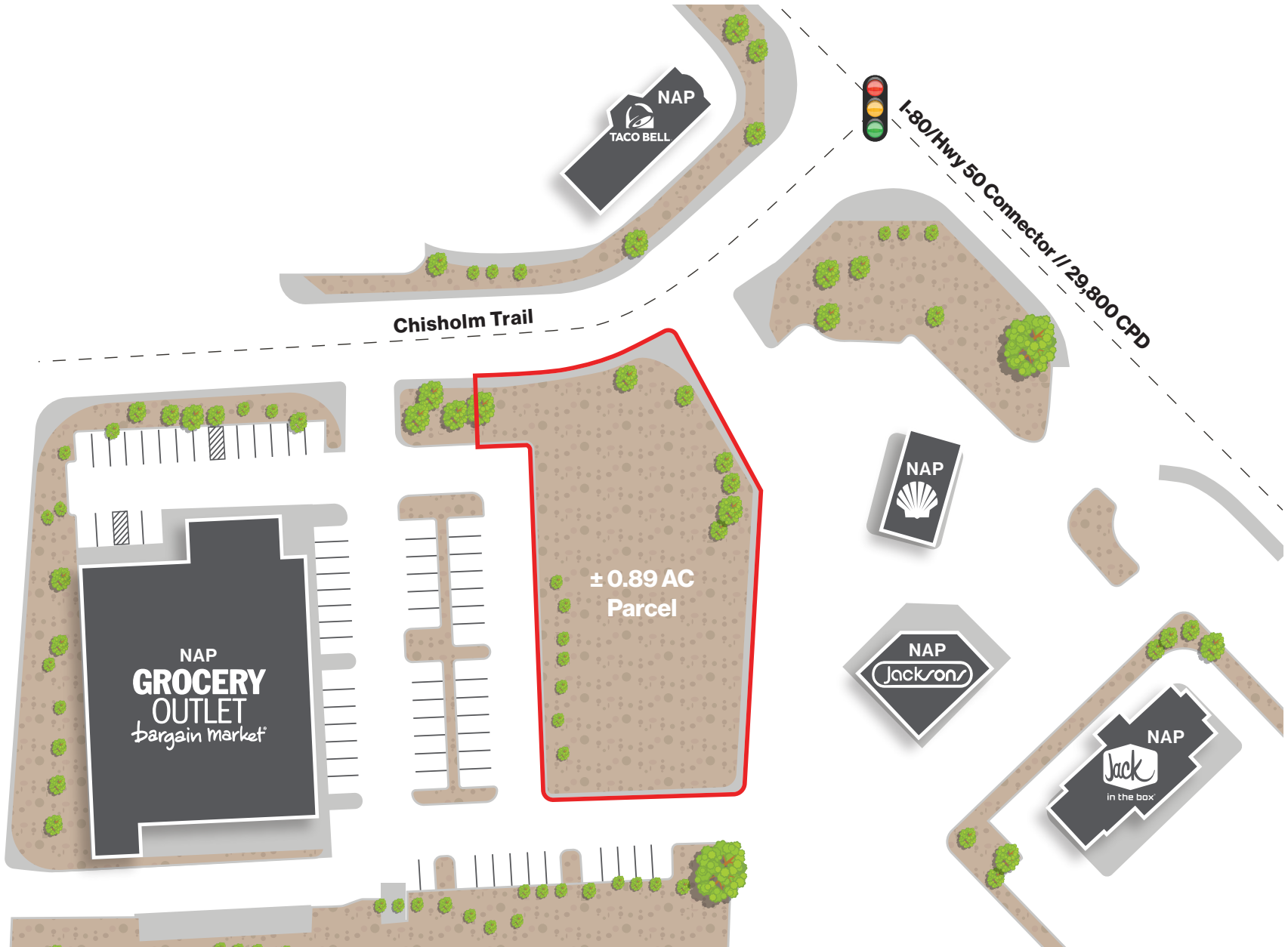
Retail  
  
**TACO BELL**

**SUBJECT**  
± 0.89 AC Parcel

Retail

Retail  
**GROCERYOUTLET**  
bargain market™

Retail  
  
**Auto Zone**





# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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