

± 0.99 AC AVAILABLE

GROUND LEASE | SALE

W-SWC Las Vegas Blvd & Nellis Blvd
North Las Vegas, NV 89115



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Development Opportunity

- ±0.97 AC Parcel located in the East submarket, near Nellis Air Force Base
- Daytime population within a 5 mile radius is approximately 51,309 people
- Parcel has excellent frontage and visibility along Las Vegas Blvd



±0.97 AC
LAND AREA
140-05-803-007
APN



H-2 General Highway Frontage
ZONING



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
18,274	84,085	269,748

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
4,564	22,000	51,309



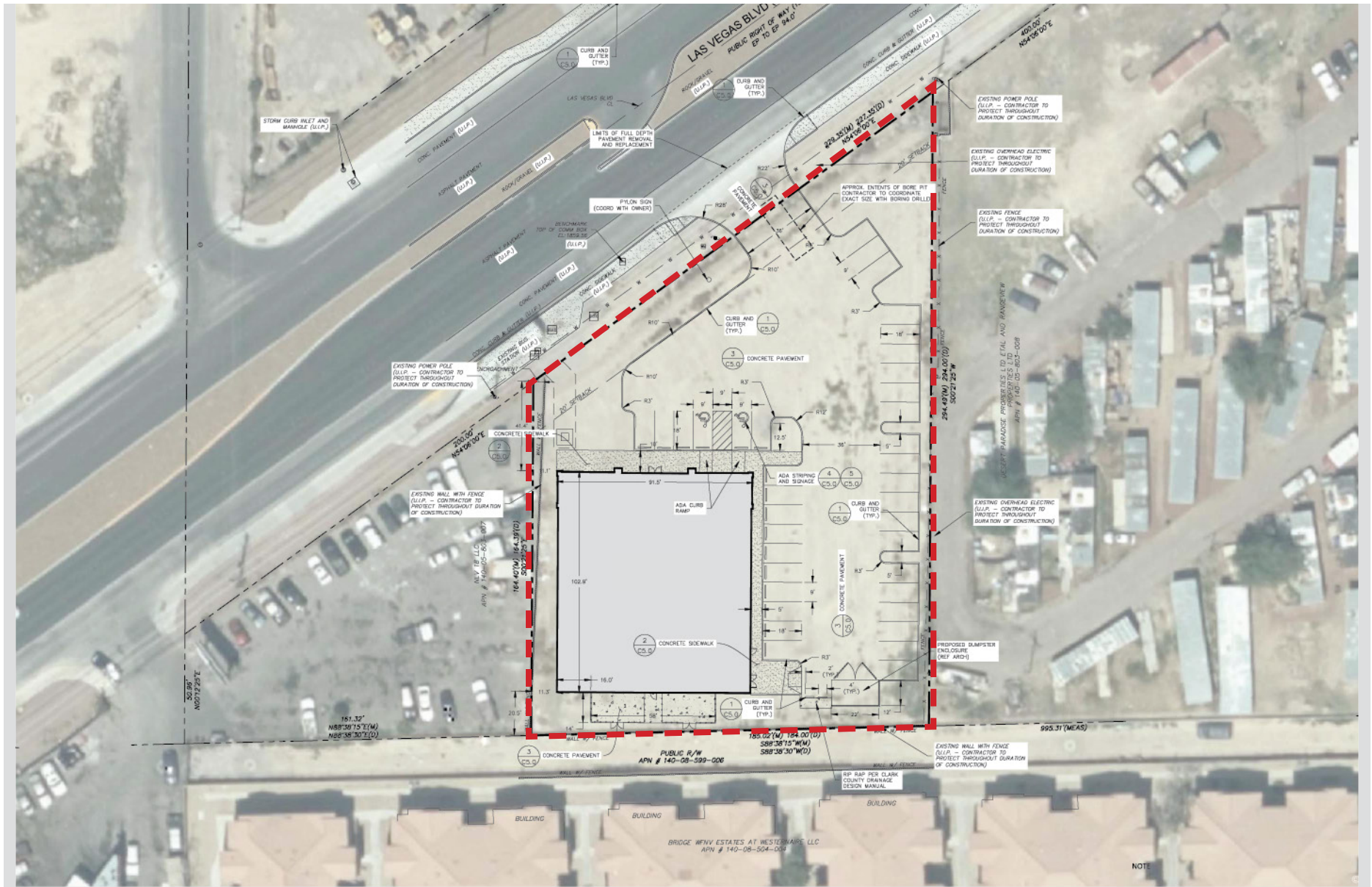
TRAFFIC COUNTS

Las Vegas Blvd	Nellis Blvd
12,100 VPD	24,000 VPD

Sources:
SitesUSA 2024
TRINA, NV DOT 2023



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TRADE AREA AERIAL

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