5082 E Lake Mead Blvd | Las Vegas, NV 89115







AVAILABLE

+/- 15,120 SF

LOT SIZE

1.69 AC

YEAR BUILT

2001

PRICE - MOD GROSS

\$300,00/Yr

PRICE/SF

\$18.19/SF

LEASE EXPIRATION

7/1/2030

DESCRIPTION

- All transactions are subject to Walgreens real estate committee approval
- Freestanding building along Nellis Corridor
- Signalized intersection
- Across from new Superior Grocers
- Rent includes taxes but Tenant maintains the building and lot

TRAFFIC COUNTS

E Lake Mead Blvd 32,000 VPD N Nellis Blvd 31,000 VPD

Year: 2024 | Source: DRCOG

DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
18,152	194,151	382,178
14,426	145,999	371,391
\$60,661	\$68,897	\$66,347
5,476	59,852	125,404
	18,152 14,426 \$60,661	18,152 194,151 14,426 145,999 \$60,661 \$68,897

Year: 2024 | Source: Esri

CONTACT

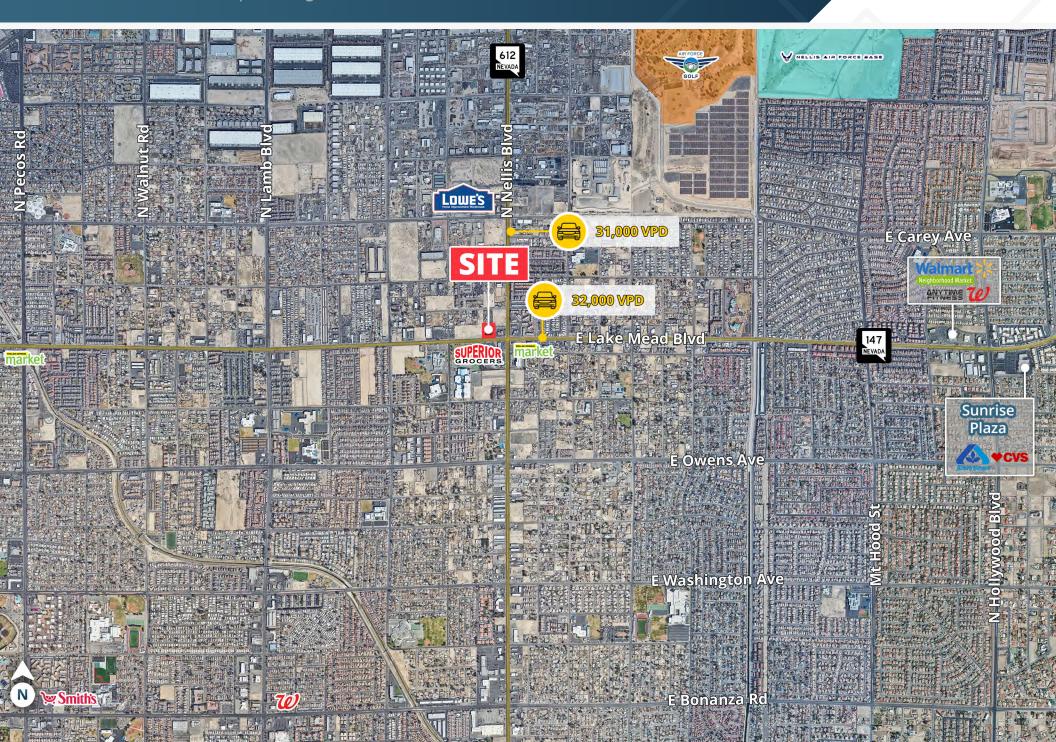
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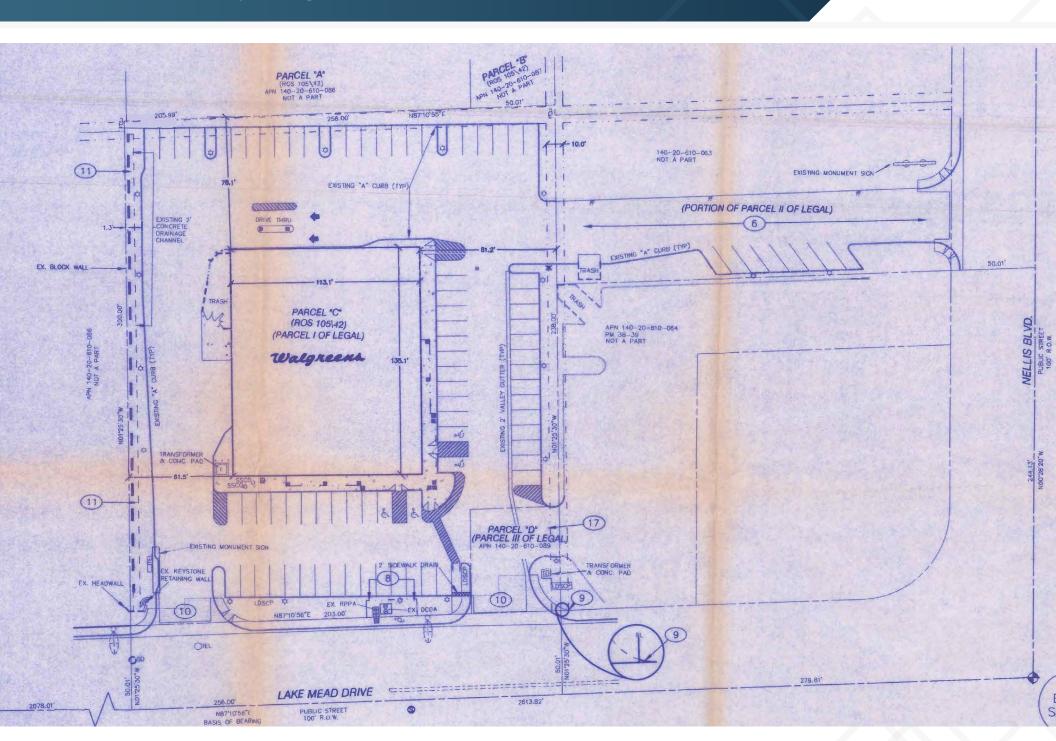




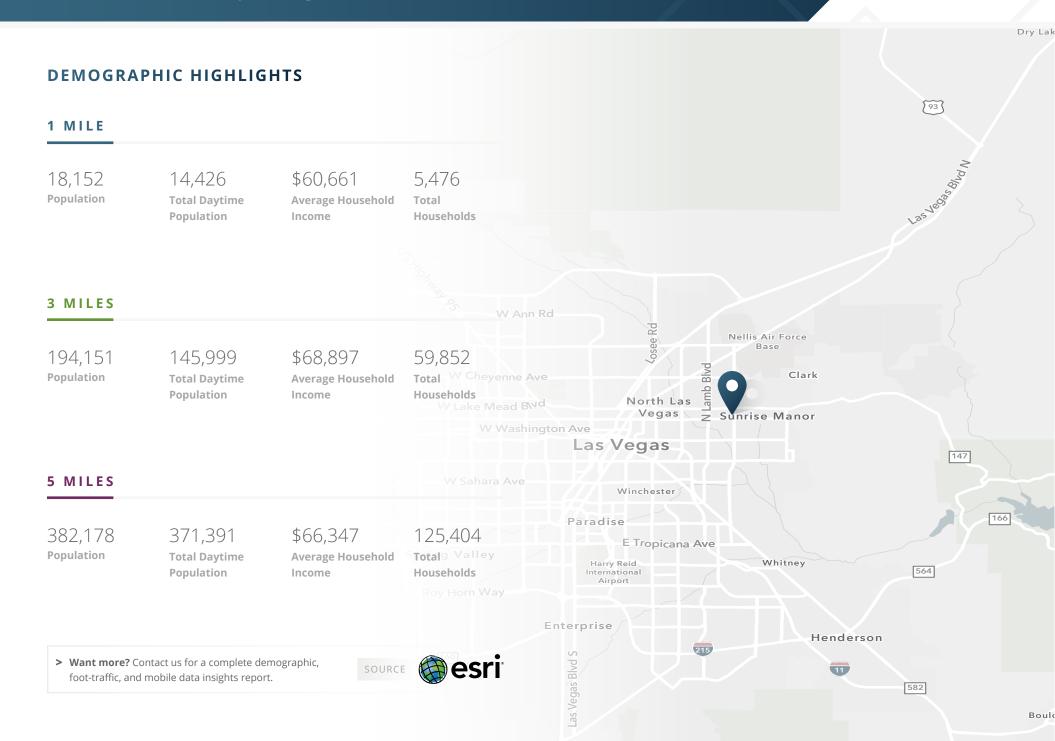














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