



COLDWELL BANKER COMMERCIAL

SELECT
REAL ESTATE

***FF&E
included!***

Your Name here



AVAILABLE FOR LEASE

**5 DAYTON VILLAGE PARKWAY
Dayton, NV**

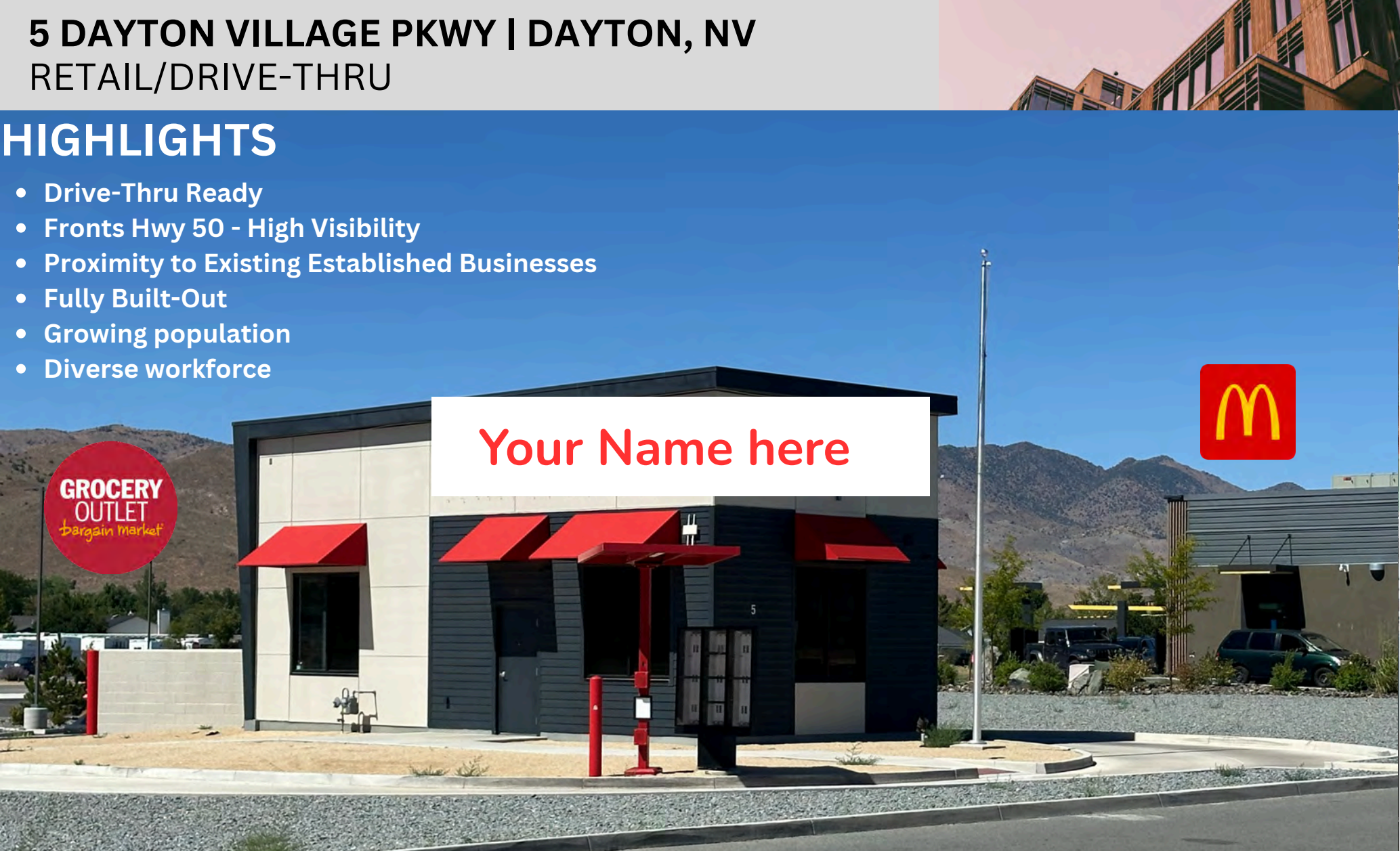
**Retail/Drive-Thru +/- 666 SF
+/- \$5,415 per month + NNN**



5 DAYTON VILLAGE PKWY | DAYTON, NV
RETAIL/DRIVE-THRU

HIGHLIGHTS

- Drive-Thru Ready
- Fronts Hwy 50 - High Visibility
- Proximity to Existing Established Businesses
- Fully Built-Out
- Growing population
- Diverse workforce



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TERRY YEAGER BS.3779

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5 DAYTON VILLAGE PKWY | DAYTON, NV
RETAIL/DRIVE-THRU

BUILDING

- Coffee Kiosk
- Drive-Thru Ready
- Fully Equipped
- 666 square feet
- Private Restroom for employees
- Multiple Exterior Signage Locations



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RETAIL/DRIVE-THRU



Property Overview

The Dayton Village Parkway Center and its surrounding area in Dayton, NV, comprise a mix of retail businesses, community centers, and other amenities catering to the needs of the local residents and commuter traffic.

Dayton Village Businesses:

- Grocery Outlet
- McDonald's
- Possible Future Circle K

Nearby Businesses:

- Starbucks
- Smith's Market and Fuel Center
- Jack in the Box
- Taco Bell
- O'Reilly Autoparts
- Casinos

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Smith's Marketplace



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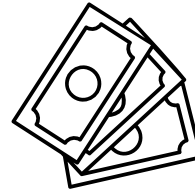
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RETAIL/DRIVE-THRU



Dayton's growing population, commuter lifestyle, strategic location, and positive business environment create a promising setting for a drive-thru food or coffee service seeking to capitalize on the demand for convenient, quick service.



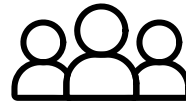
\$102,515

Average Household
Income
within 5 miles



7,559

Households



19,164

Population
within 5 miles



**18,000 -
22,000 +/-**

DAILY TRAFFIC COUNT
HWY 50



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