

1089

US HWY 95

**RETAIL**  
**FOR SALE OR FOR LEASE**



HAWTHORNE, NEVADA

**CBRE**

## THE OFFERING

Free-standing former Family Dollar consisting of 8,141 SF metal building with textured block storefront on a 0.92 acre lot. The building was built in 2012 and sits adjacent to the Safeway shopping center, Chevron Gas Station, and across the Veterans Memorial Hwy from the Hawthorne Industrial Airport.

The property provides excellent visibility to traffic on the main thoroughfare through Hawthorne. The property is in good physical condition and was recently occupied by Family Dollar. The area is home to the Hawthorne Army Depot, a 226 sq mi army munitions storage facility, one of the primary economic drivers in the area.



FOR SALE AND/OR FOR LEASE



PROPERTY SOLD AS VACANT



35 PARKING SPACES



BUILT IN 2012



ZONING C-1

# PROPERTY DESCRIPTION

## Property Overview



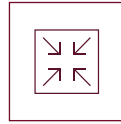
### Address

1089 US HWY 95  
Hawthorne, NV



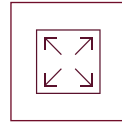
### Market/Submarket

Hawthorne



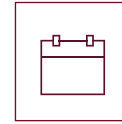
### Square Footage

8,141 SF Building



### Lot Size

40,075 SF



### Year Built

2012



### Zoning

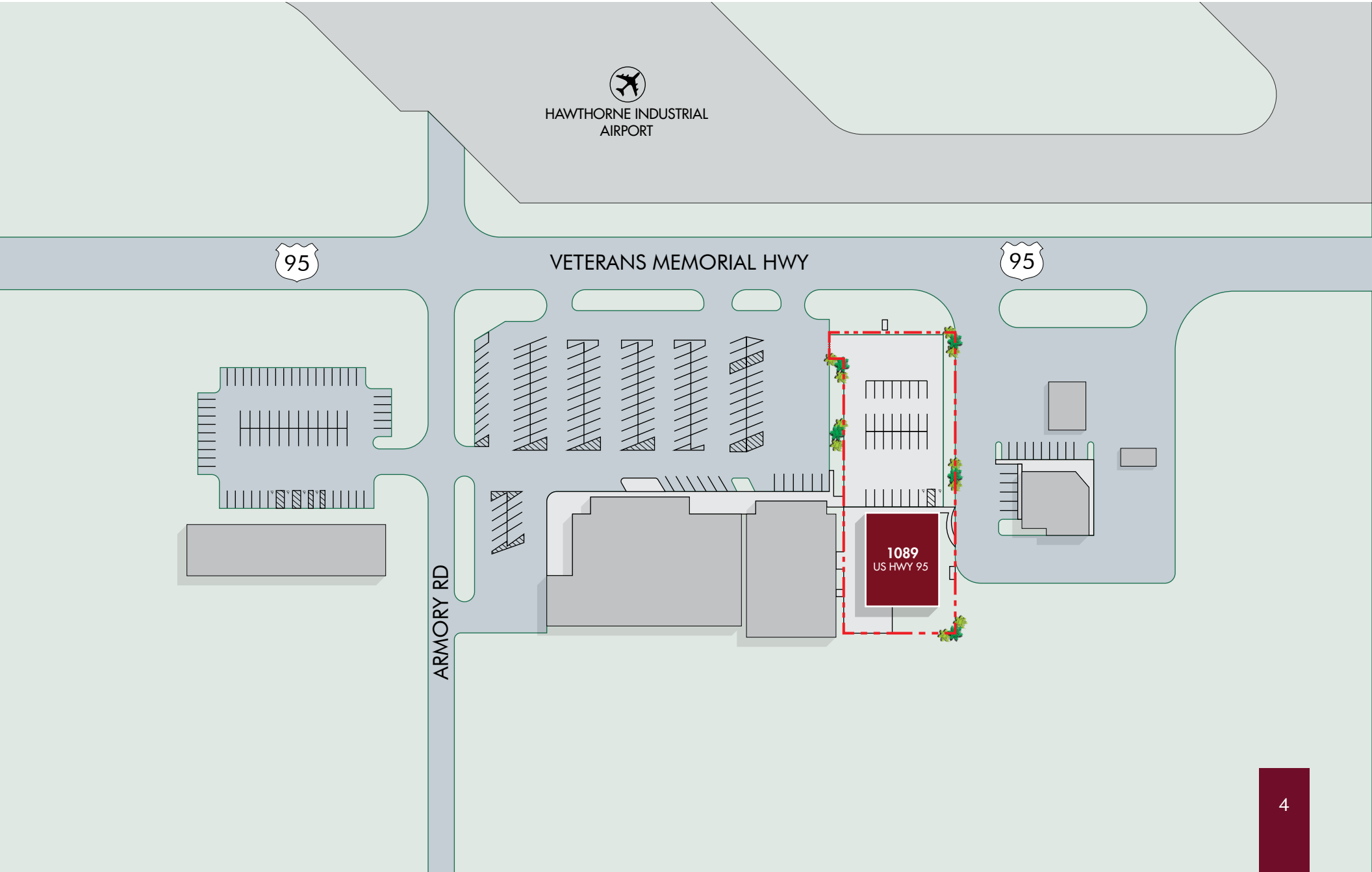
CI (This is a standard commercial/retail zoning that allows for a wide variety of retail and neighborhood commercial uses.)



### Mineral County



# SITE PLAN



## LOCATION OVERVIEW

Located on Hwy US 95 in Hawthorne, NV. Hawthorne is rich in military history with artillery storage bunkers and a one of a kind military museum. Nearby Walker Lake is a popular spot for camping, boating, swimming and water skiing.



# DEMOGRAPHICS OVERVIEW

## 2024 DEMOGRAPHICS - HAWTHORNE NV



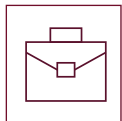
POPULATION 3,015



HOUSEHOLDS 1,416



AVERAGE HOUSEHOLD INCOME \$62,606



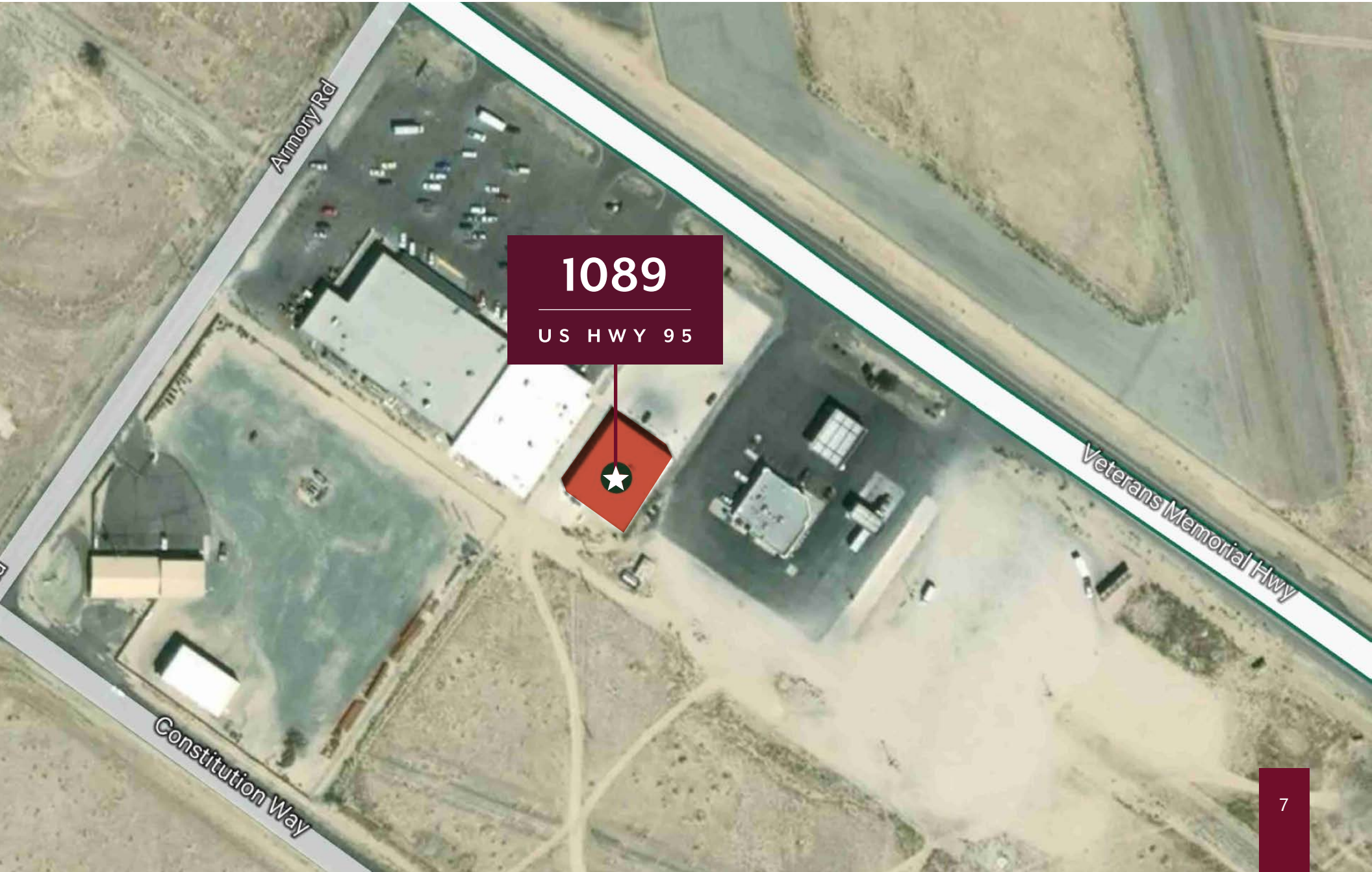
BUSINESSES 128



EMPLOYEES 1,212



AERIAL MAP



# HAWTHORNE MAP

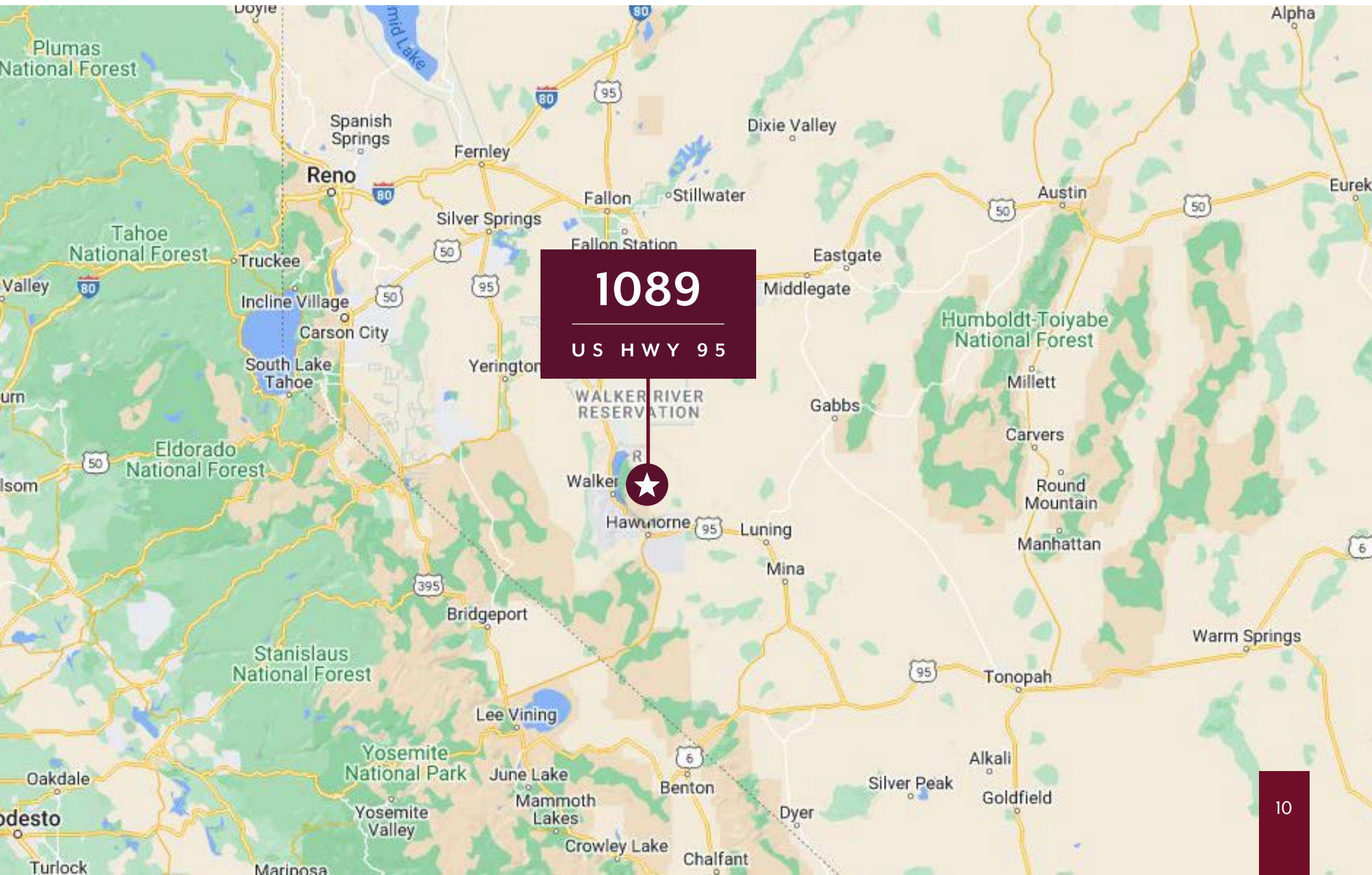




# AMENITIES MAP



# LOCATION MAP



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