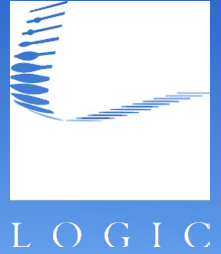


For Lease

Longford Shoppes



6525 S. Fort Apache Rd.
Las Vegas, NV 89148

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Listing Snapshot



\$3.00 - \$3.50 PSF
Lease Rate



± 2,628 SF
Available Square Footage

Property Highlights

- Suite 165: ± 2,628 SF turnkey gym available with leftover equipment!
- Prime roadside exposure with ± 585' of frontage along S. Fort Apache Rd.
- Excellent traffic counts at the intersection of S. Fort Apache Rd. & W. Sunset Rd. exceeding ± 38,300 CPD
- Immediately west of CC-215 Beltway / W. Sunset Rd. exit (± 199,000 CPD)
- Nearby proximity to Durango Resort & Casino with ± 209 rooms and ± 15 restaurants
- Adjacent to Southern Hills Hospital with ± 260 beds, and ± 1,300 employees
- Join national co-tenants such as Dollar Tree, Title Max, The UPS Store, Dairy Queen, Subway, and more!

Demographics

	1-mile	3-mile	5-mile
2024 Population	25,159	124,804	321,975
2024 Average Household Income	\$113,987	\$116,610	\$114,940
2024 Total Households	9,770	49,157	122,867





Schools
Shelley Berkley Elementary School
± 743 Students

Communities
Regency At Summerlin
± 1,700 Homes

Multifamily
Legacy House Of Southern Hills
± 158 Units

Communities
Tempo By Tri Pointe
± 65 Units

Communities
The Cliffs Summerlin
± 1,700 Homes

Schools
Bishop Gorman High School
± 1,474 Students

Communities
Mesa Ridge
± 1,200 Homes

Parks
Oak Leaf Park

Multifamily
Martin Apartment Homes
± 90 Units

SUBJECT
DOLLAR TREE
TITLEMAX
DQ
ups
VITAS TACOS
SUBWAY

Retail
Rhodes Ranch
Walgreens
dogtopia
Pizza Hut

Multifamily
Aspire At Tesora Apartments
± 323 Units

Retail
Towne Storage

Retail
PT'S GOLD

Retail
WOW CARWASH
MAVERIK

Hospitals
Southern Hills Hospital

Site Plan

Available NAP

Suite	Tenant	SF
100	Dairy Queen	± 2,015 SF
100 B	Subway	± 1,299 SF
100 C	Title Max	± 1,800 SF
110-115	Dr. Lam Dentistry	± 3,232 SF
120	Jazzercise	± 1,500 SF
125	Sin City Cutz	± 1,308 SF
130	Glaze Doughnuts	± 1,317 SF
135	UPS Store	± 1,500 SF
140	Plus One Pharmacy	± 1,440 SF
145	Nailed and Lashed	± 1,488 SF
150	Southern Hills Animal Hospital	± 2,739 SF
160	Carmine's Pizza	± 1,400 SF
165	AVAILABLE	± 2,628 SF
175	Vitos Tacos	± 1,380 SF
180	Heather's Dance Life	± 2,950 SF
190	Dollar Tree	± 14,028 SF



Property Photos



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For inquiries please reach out to our team.

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