

LEASE

2.58 ACRES OF VACANT LAND ON NELLIS BOULEVARD

2087 N Nellis Blvd Las Vegas, NV 89115



LEASE RATE

\$12,000 per Month/\$144,000 per Year

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PROPERTY DESCRIPTION

2.58 acres of vacant land available to lease just north of the busy intersection of Nellis Blvd and Lake Mead Blvd.

- Ground lease with the ability to lease for 50 years plus an additional 50 year option.
- All of the parcels - 2.58 AC - 405 feet frontage Nellis Blvd.
- Reciprocal easement with Walgreens for access to Lake Mead.
- \$12,000 per Month/\$144,000 per Year plus

PROPERTY HIGHLIGHTS

- Intended for a Retail Development
- Daily traffic count is 31,000 on Nellis Blvd and 32,000 on Lake Mead Blvd

OFFERING SUMMARY

Lease Rate:	\$12,000 per Month/\$144,000 per Year
Lot Size:	2.58 Acres

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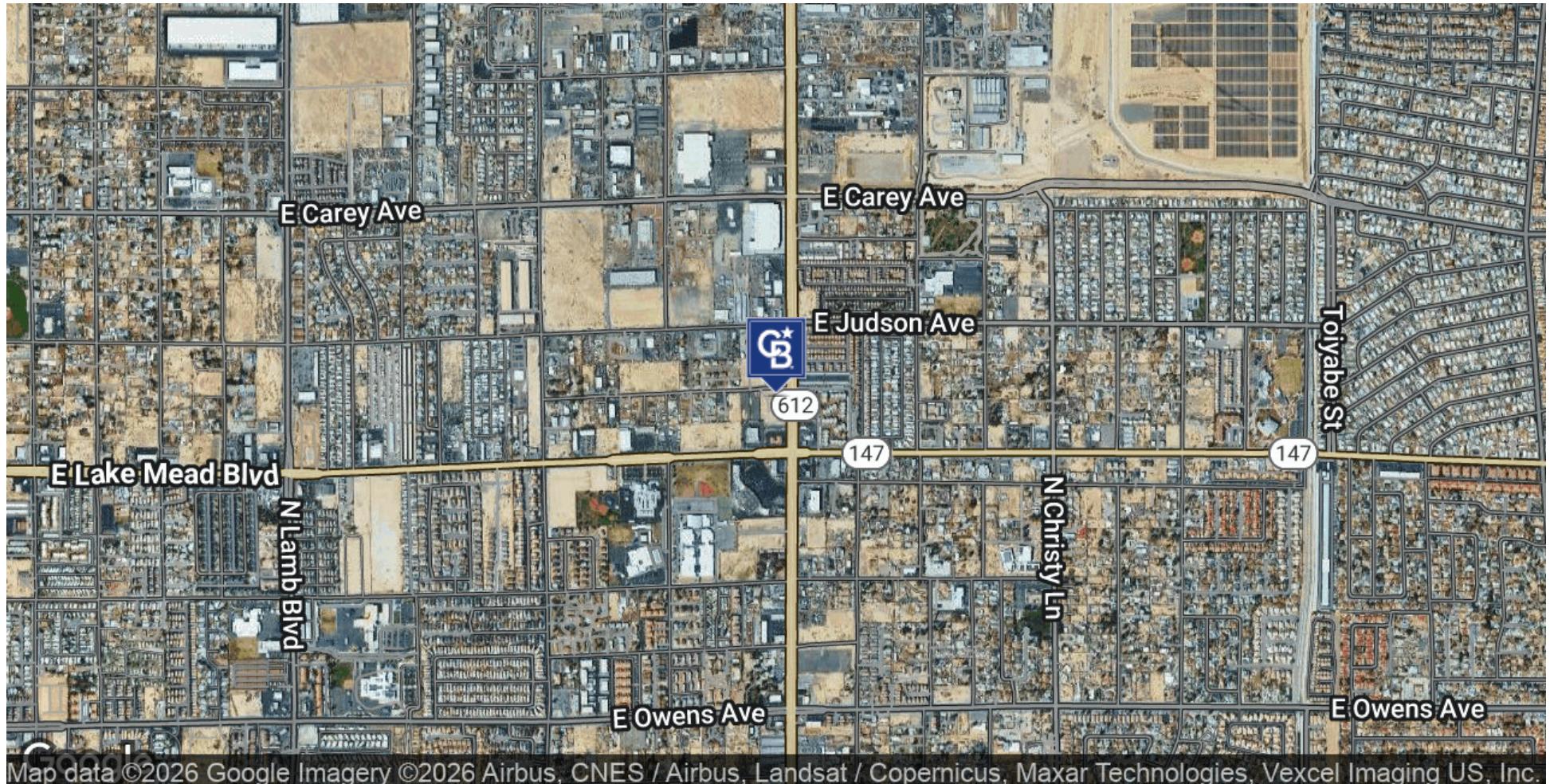
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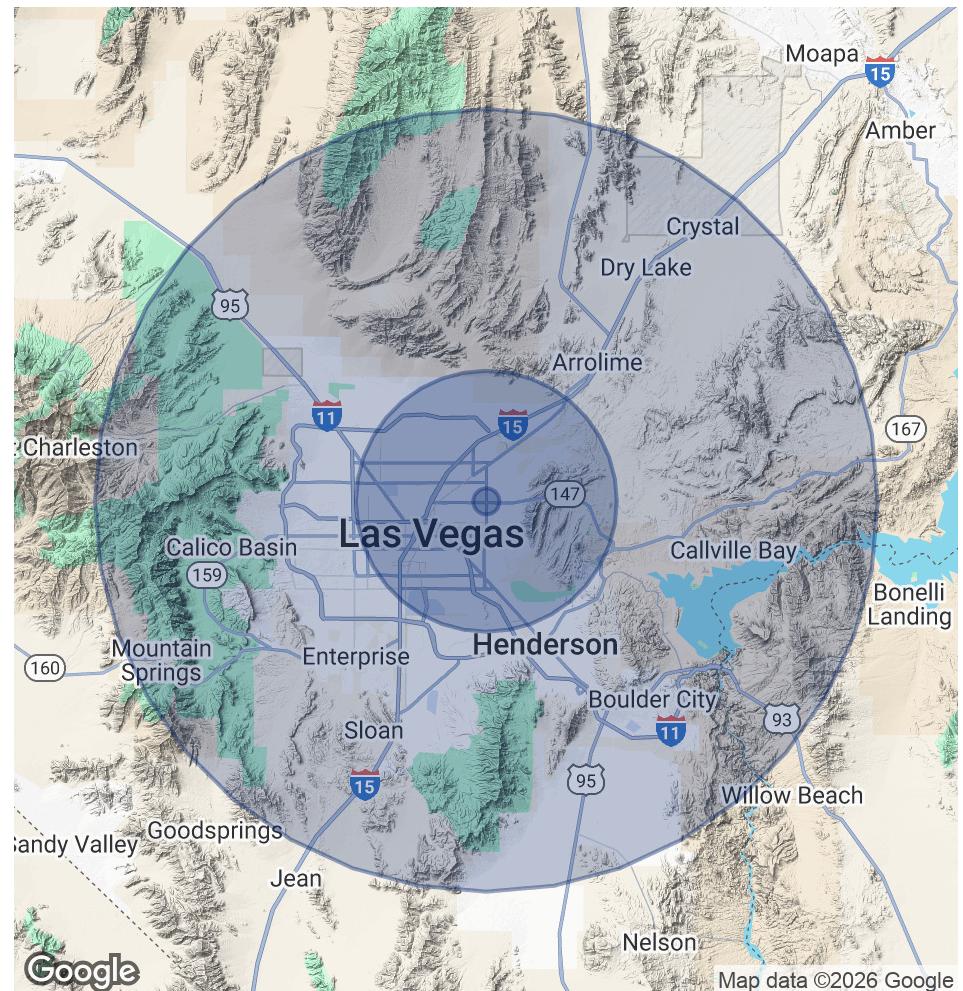
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	17,104	1,103,292	2,318,057
Average Age	33	38	40
Average Age (Male)	32	37	39
Average Age (Female)	33	39	40

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	5,062	396,390	868,426
# of Persons per HH	3.4	2.8	2.7
Average HH Income	\$54,187	\$74,457	\$97,184
Average House Value	\$217,129	\$366,919	\$466,690

Demographics data derived from AlphaMap



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