

For Lease

## Retail

1,657 - 2,911 SF



# 1111 N. Carson Steet

1111 N. Carson Street  
Carson City, Nevada 89701

## Property Highlights

- Freestanding building on corner lot
- Pylon signage available fronting S. Carson Street
- 10,800 vehicles per day on S. Carson Street
- 1,657 sf space has reception area, two private offices, kitchen area, two shared bathrooms and a drive-thru
- Entire building of 2,911 sf is available and has drive-thru on south side of the building

## Property Description

The property is located on a corner parcel one lot south of the intersection of South Carson and Highway 50 East. The property has access off of S. Carson, E. John Street and N. Plaza Street.

### OFFERING SUMMARY

<b>Available SF</b>	1,657 - 2,911 SF
<b>Lease Rate</b>	Negotiable
<b>Lot Size</b>	0.33 Acres
<b>Building Size</b>	2,911 SF
<b>Zoning</b>	DT - MU

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	10,729	\$61,540
<b>3 Miles</b>	50,476	\$59,820

For more information

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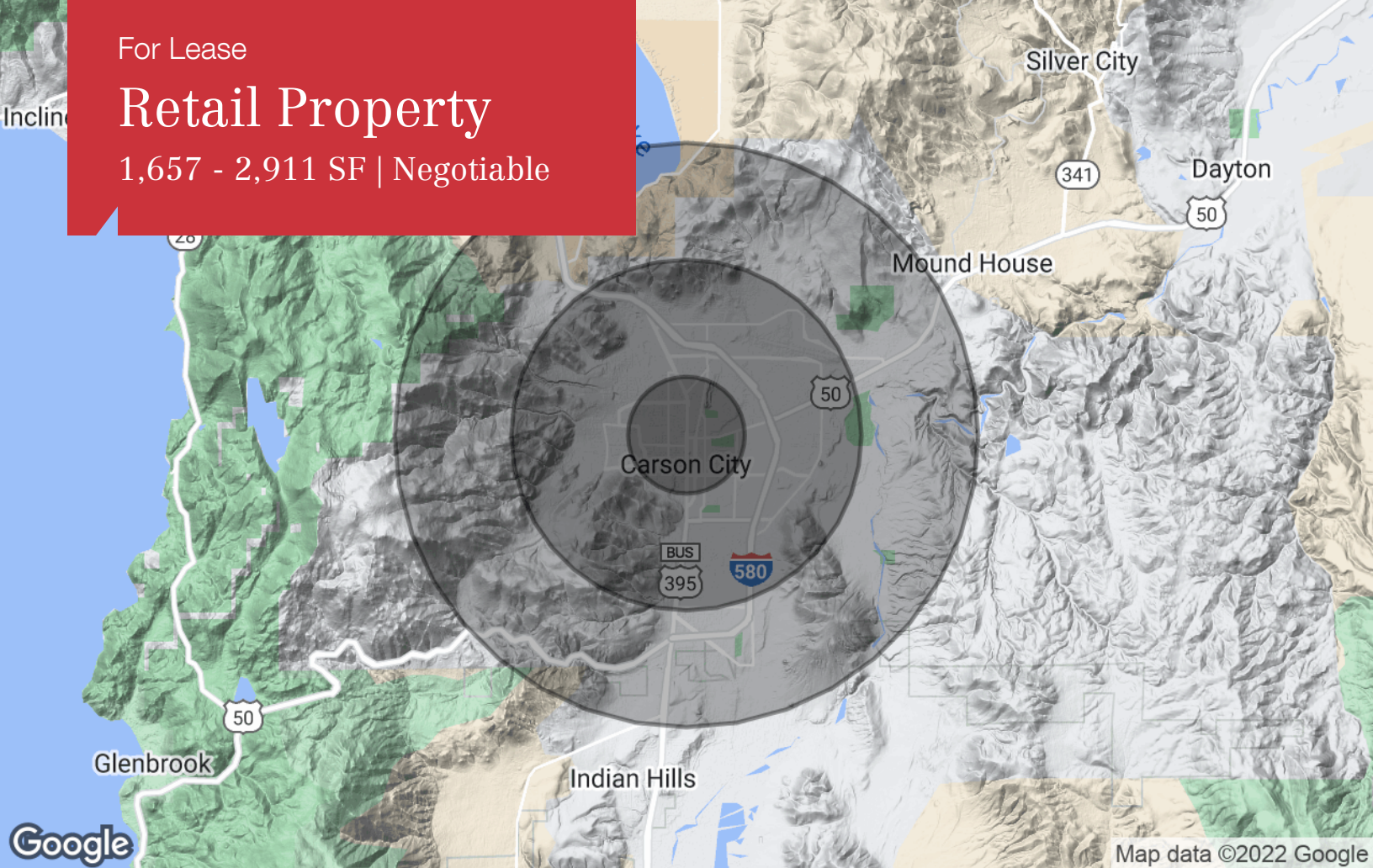
1,257 - 2,911 SF | Negotiable



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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,729	50,476	63,317
MEDIAN AGE	43.2	40.5	41.3
MEDIAN AGE (MALE)	41.5	38.9	39.9
MEDIAN AGE (FEMALE)	44.6	41.5	42.2

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,797	19,815	24,731
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$61,540	\$59,820	\$62,841
AVERAGE HOUSE VALUE	\$293,326	\$276,944	\$306,007

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	91.6%	89.8%	89.1%
% BLACK	0.3%	0.5%	0.6%
% ASIAN	1.9%	1.5%	1.9%
% HAWAIIAN	0.1%	0.2%	0.2%
% INDIAN	1.0%	1.5%	2.0%
% OTHER	5.1%	6.6%	6.5%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	16.5%	21.9%	20.9%

\* Demographic data derived from 2010 US Census