

FOR LEASE Freestanding Building

SWC Las Vegas & Nellis
North Las Vegas, NV



Cars Per Day - DOT 2015

Michael O'Callaghan VA Hospital



SITE

21K

9.5K

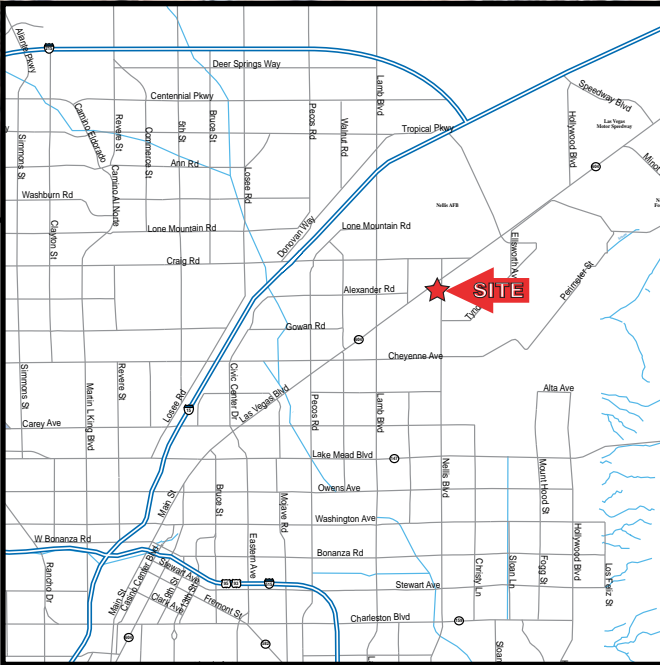
Nellis Air Force Base

Lamb Blvd

Alexander Rd

Las Vegas Blvd

Nellis Ave



FOR MORE INFORMATION, CONTACT:
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North Las Vegas, NV



Highlights:

- 16,320sf freestanding building with drive-thru
- Building dimensions roughly 146' x 119'
- Signalized intersection
- Over 30,500 cpd through this intersection
- 12,000 people at Nellis Air Force Base

Demographics:

	1 Mile	3 Miles	5 Miles
2016 Population Est.	16,396	80,055	268,925
2021 Population Proj.	17,984	86,262	287,864
2016 Med. HH Income	\$35,682	\$39,222	\$42,257

* The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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COMMERCIAL
ADVISORS

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