

# FOR LEASE

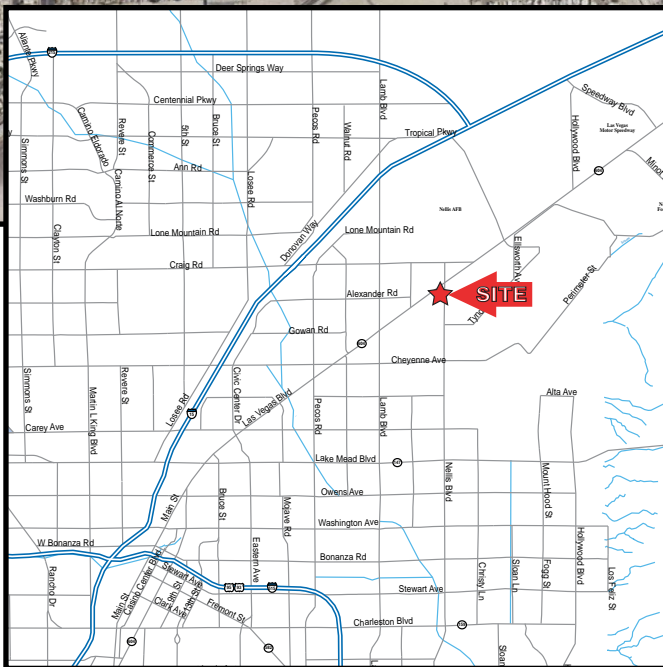
## Freestanding Building

SWC Las Vegas & Nellis  
North Las Vegas, NV



FOR MORE INFORMATION, CONTACT:

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## Highlights:

- 16,320sf freestanding building with drive-thru
- H-2 zoned
- Building dimensions roughly 146' x 119'
- Signalized intersection
- Over 32,000 cpd through this intersection
- 12,000 people at Nellis Air Force Base

## Demographics:

	1 Mile	3 Mile	5 Mile
2017 Population Est.	18,777	85,417	282,677
2022 Population Proj.	20,875	93,158	304,825
2017 Med. HH Income	\$35,163	\$38,862	\$41,875

\*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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