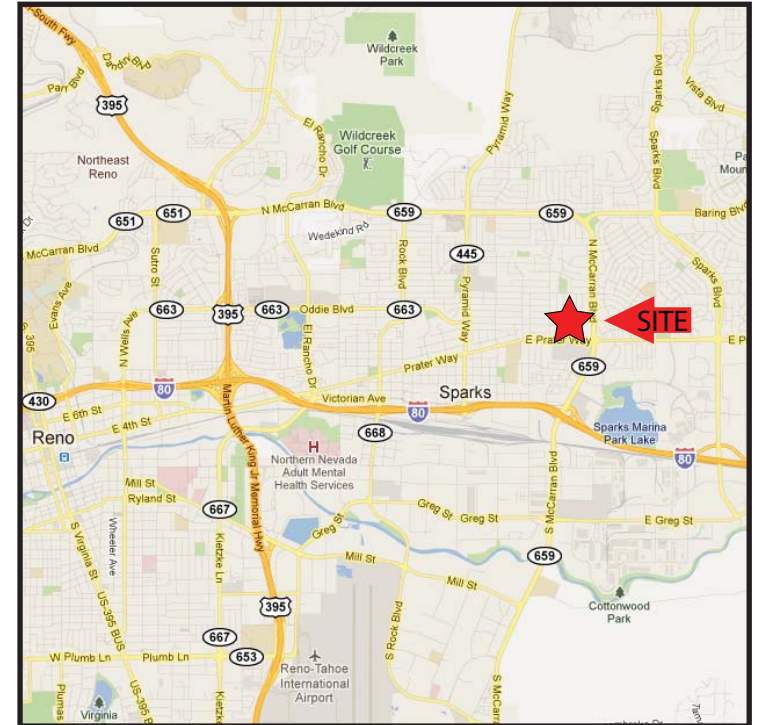


FOR LEASE

Jr. Anchor Space

McCarran Plaza
NWC McCarran & Prater
Sparks, NV



Highlights:

- 19,370 sf at 650 E. Prater
- +/-100' wide x +/- 165' deep, plus loading area in rear
- Join AutoZone and 99 Cents Only
- Busy signalized intersection
- Large pylon signage on both McCarran and Prater
- Excellent access; less than 1 mile from I-80

Demographics:

	1 Mile	3 Miles	5 Miles
2018 Population Est.	20,771	83,190	199,281
2023 Population Proj.	21,799	88,008	211,439
2018 Med. HH Income	\$42,797	\$44,550	\$40,967



sage

COMMERCIAL

ADVISORS

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www.sage.lv.com

FOR LEASE

Ir. Anchor Space

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* 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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