

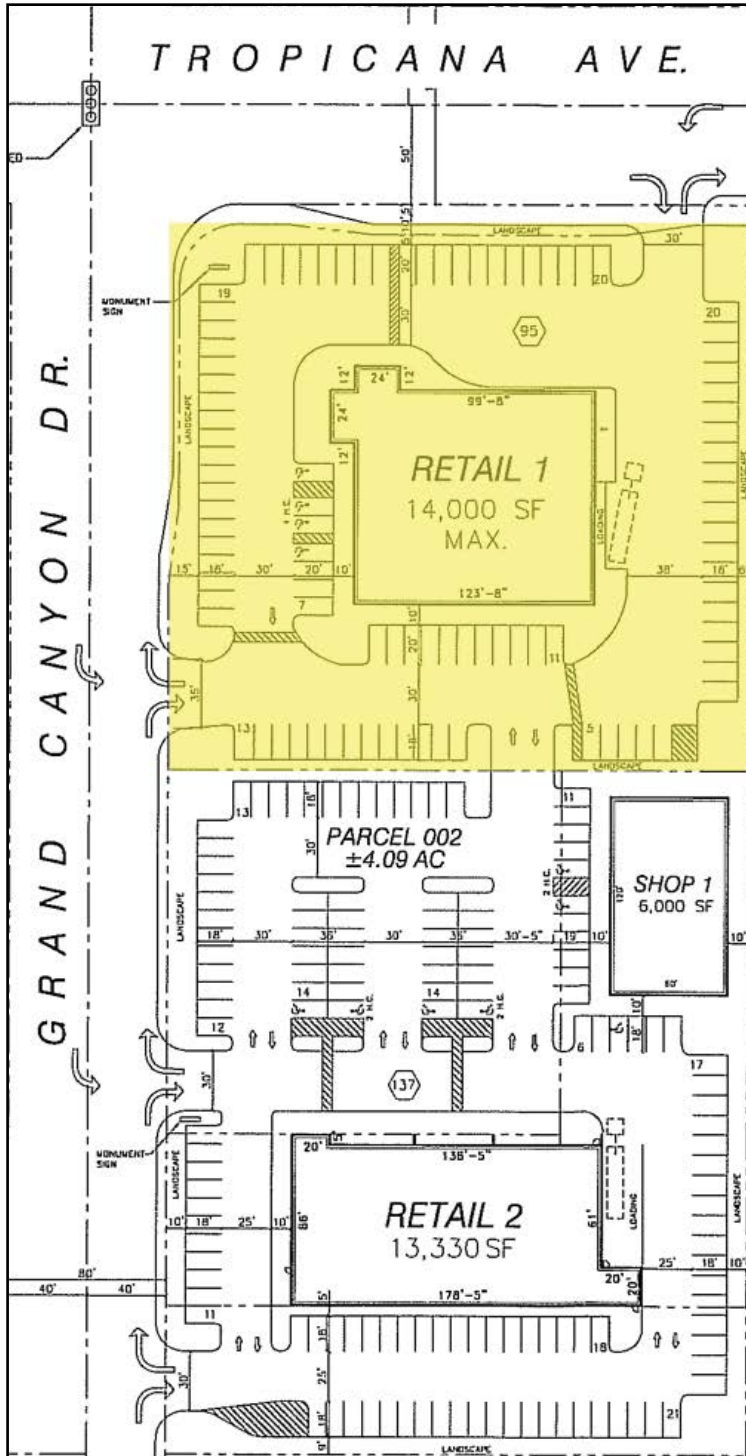
For Lease Land

SEC Tropicana & Grand Canyon
Las Vegas, NV



For Lease Land

SEC Tropicana & Grand Canyon Las Vegas, NV



Highlights:

- Signalized intersection
- Pad available for lease
- 73,634sf land for lease
- 42,000 CPD through intersection
- Can be divided into 2 parcels

Seeking:

- Gas/C-Store
- Banks
- Fast Food
- Restaurants
- Any other retail use

FOR MORE INFORMATION CONTACT:

Lisa J. Callahan, CCIM
lcallahan@sagelv.com

702.588.5254

License # B.0052504.LLC

Rhonda White
rwhite@sagelv.com

702.588.5255

License # S.0046288

Demographics:

	1 Mile	3 Miles	5 Miles
2020 Population Est:	27,266	144,900	300,420
2025 Population Proj:	30,392	157,290	327,434
2020 Med. HH Income:	\$68,645	\$64,923	\$64,883

* The information contained herein has been changed from sources believed reliable. While we do not doubt the 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.



COMMERCIAL
ADVISORS

8708 Spanish Ridge Ave., Suite 150
Las Vegas, NV 89148

Ph: 702.588.5252 Fax: 702.588.5253
www.sagelv.com