

FOR LEASE | RETAIL

NEC Flamingo & Grand Canyon

Las Vegas, NV 89147

Voit

REAL ESTATE SERVICES



Ground Lease Asking Rent: \$150,000 per year

Flamingo & Grand Canyon, NEC

We are pleased to present the opportunity to sub-ground lease a 29,725 square feet parcel located on the northeast corner of Flamingo Road and Grand Canyon Drive in Las Vegas, NV. This property is situated less than 700 feet from the I-215 freeway and is within close proximity to retailers such as Target, JCPenney, Kohl's, Las Vegas Athletic Club, RC Willey, Sears Grand, The Home Depot, Albertson's, Smith's Food King, etc. This property is strategically located to be able to service Summerlin, Spring Valley and the communities within the southwest.

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Property Details

Population

1 Mile: 20,550
3 Mile: 132,035
5 Mile: 276,733

Average Household Income

1 Mile: \$72,412
3 Mile: \$74,877
5 Mile: \$75,149

Zoning: General Commercial (C-2)

Traffic Counts:

Flamingo Road - 34,500 cpd

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