

Former Rite Aid

8610 Spring Mountain Road, Las Vegas, NV 89117



FOR LEASE

± 16,700 SF

- Former Dollar General Market at Durango Spring Mountain Plaza
- Hard corner location with signalized intersection and great visibility
- Pylon Signage available
- Features a drive-thru aisle in the back of the building
- Located directly across the street from Desert Breeze Park
- Exposure to combined traffic counts of over 49,000 cars daily
- Area is surrounded by mature residential communities



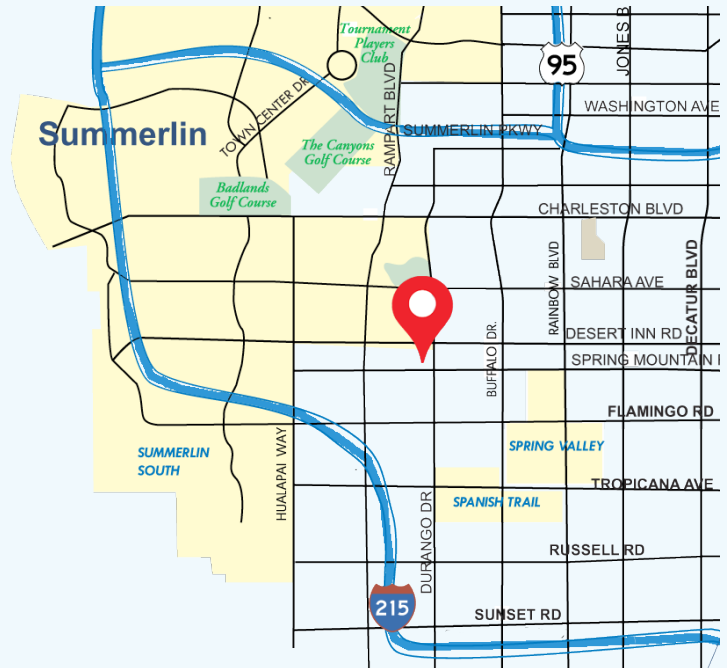
Size ± 1.53 ACRES
APN 163-17-515-023
Zoning Local Business (C-1)

Demographics	1 Mile	3 Miles	5 Miles
Population	29,132	170,425	415,936
Ave HH Income	\$65,288	\$78,770	\$73,280
Households	12,254	68,196	163,195

Traffic Counts (2017 NVDOT)

Spring Mountain Rd - 18,400 VPD

Durango Dr - 31,000 VPD



graskiretailteam

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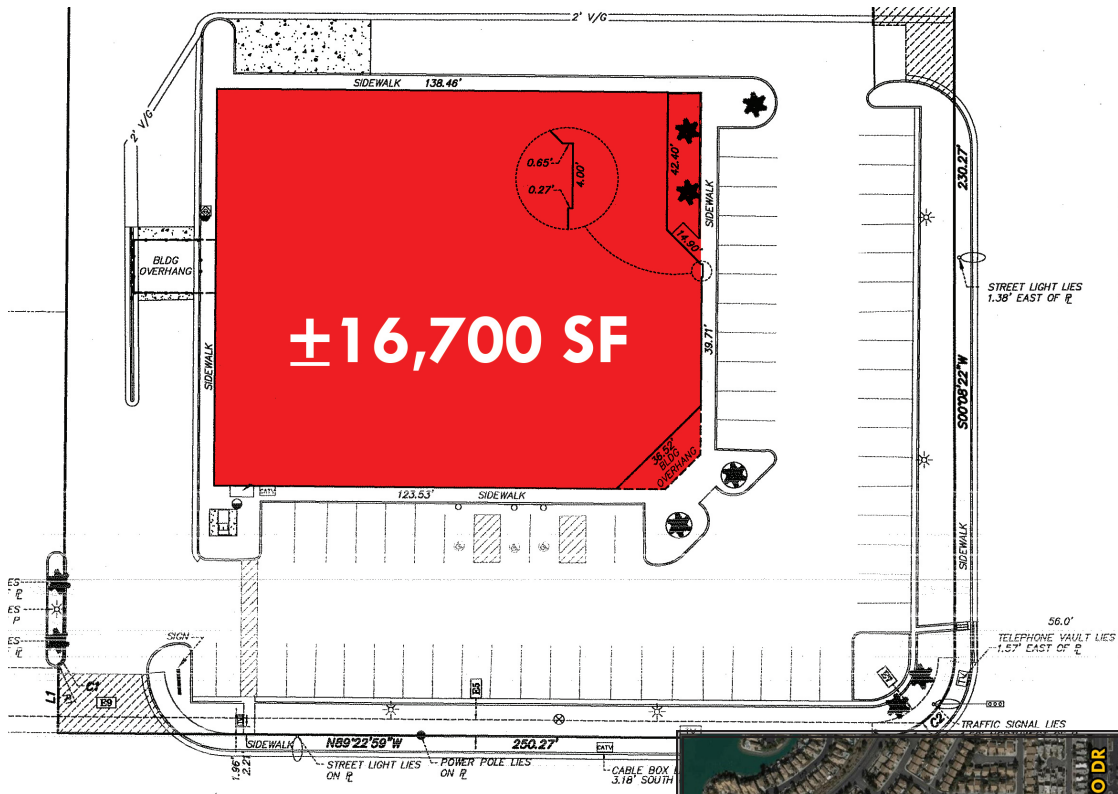
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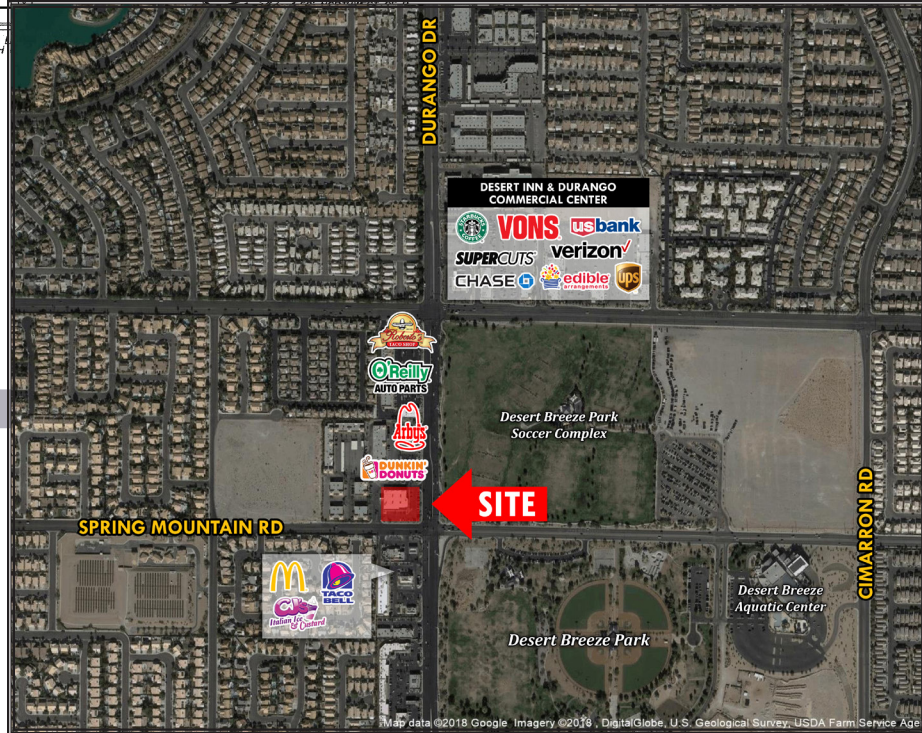


SPRING MOUNTAIN RD

DURANGO DR

Square Feet	Asking Rate
16,700 sf.	\$1.75 psf./mo.

Current Taxes: \$14,260.79



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