



4300 E. CHARLESTON BLVD

LAS VEGAS, NV 89104

FOR LEASE

± 2,500 - 4,500 SF

\$1.50 SF./MO.

NNN Estimate: \$0.24 sf./mo.

We are pleased to present the opportunity to lease ± 2,500 - 4,500 sf. at 4300 E. Charleston Boulevard, a free-standing pad located less than one half of a mile to the East of the US-95 freeway.

Major amenities and other nearby businesses include 24 Hour Fitness, El Super, The Home Depot, Walmart Neighborhood Market and WSS!

- Pylon signage available!
- 3-year or 10-year Leases Available



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	31,448	260,280	528,385
Ave HH Income	\$54,755	\$52,057	\$54,426
Households	8,897	81,920	175,682

TRAFFIC COUNTS

Charleston Blvd.: 75,500 VPD

Lamb Blvd.: 42,000 VPD

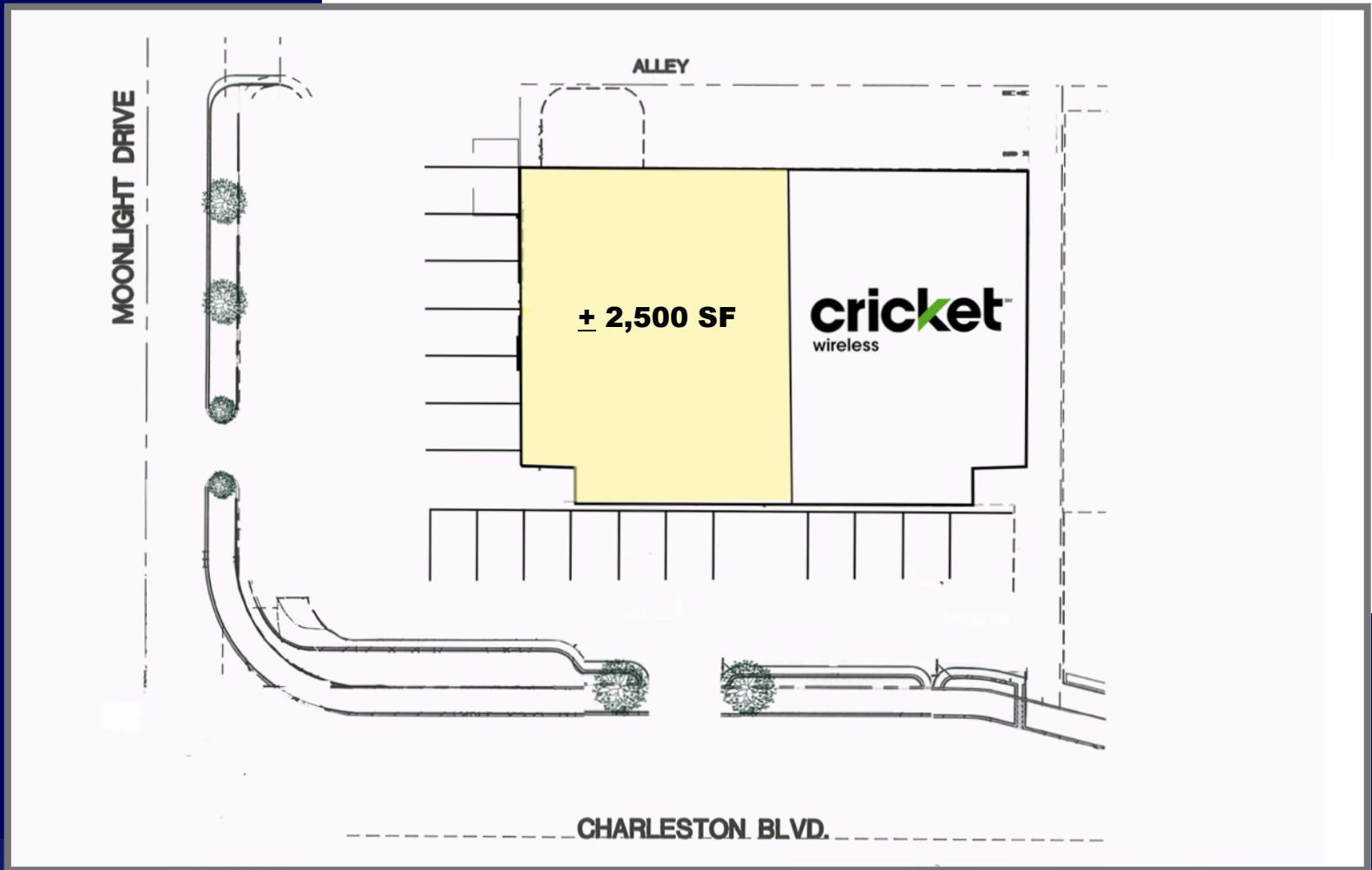
ZONING:

Limited Commercial District (C-1)

AERIAL



SITE PLAN



KIT GRASKI
DIRECTOR

Lic #BS.0015934.LLC
702.570.5377
kgraski@roicre.com

GEORGE OKINAKA
EXECUTIVE VICE PRESIDENT

Lic #S.0045747
702.570.5376
gokinaka@roicre.com

MAUREEN WATERS
SENIOR ASSOCIATE

Lic #S.0169395
702.570.5124
mwaters@roicre.com

JONATHAN SERRANO
ASSOCIATE

Lic #S.0183243
702.570.5099
jonathan@roicre.com

ROI COMMERCIAL REAL ESTATE, INC.
9121 W Russell Rd., Suite 111, Las Vegas, NV 89148
702.363.3100 | FAX: 702.363.0450