

# SNUG HARBOR

2790 E Flamingo Rd  
Las Vegas, NV 89121

**1,400 - 1,960 SF AVAILABLE**



## LEASING CONTACTS



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# Snug Harbor is a 11,400 SF single story retail building within the Snug Harbor complex on E Flamingo Rd

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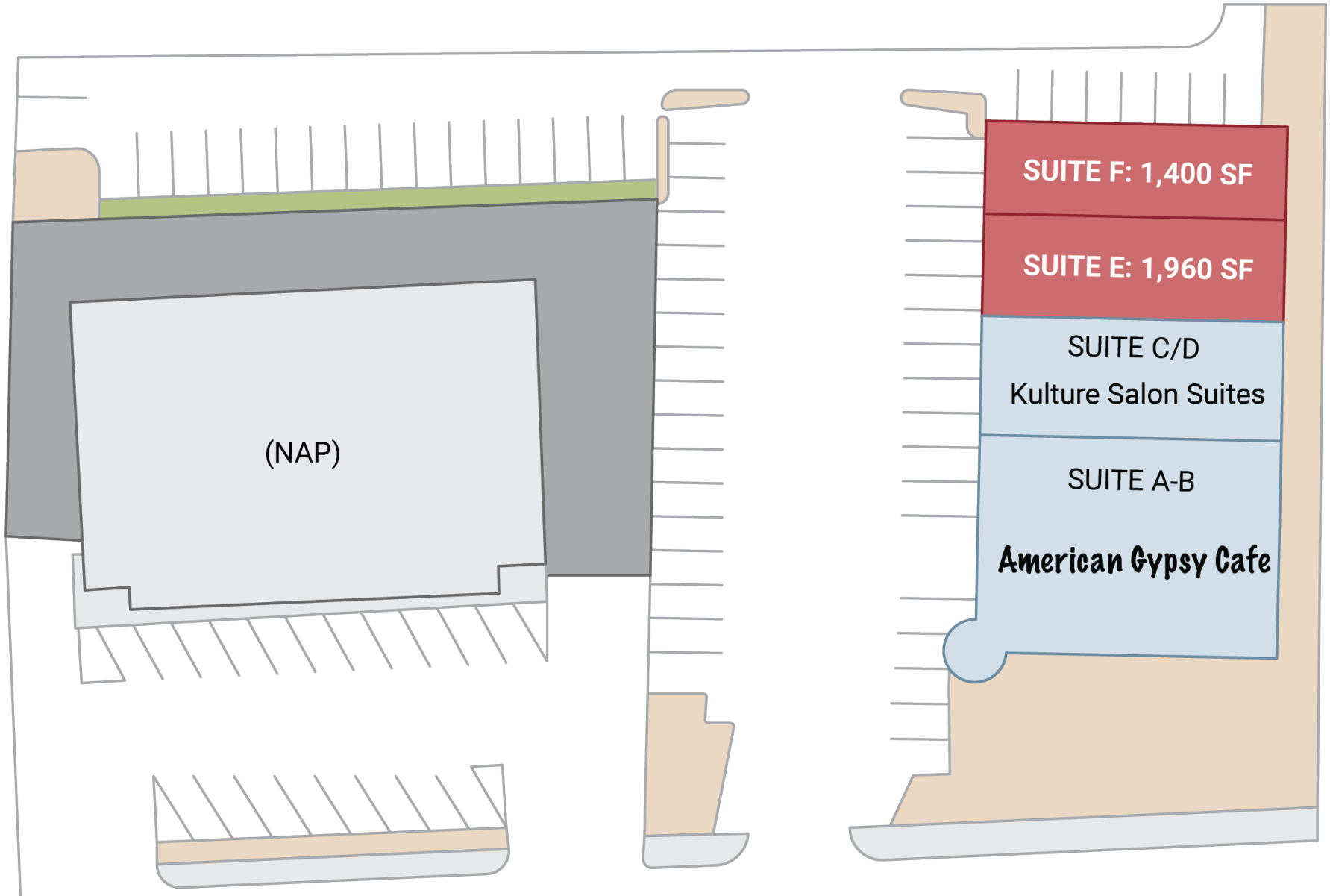
## 1,400 - 1,960 SF AVAILABLE

- 1,400 SF Office/Retail
- High traffic location with 34,500 cars daily
- Centrally located on east Flamingo Rd between Topaz Rd and McLeod Dr
- Surrounded by established communities
- 18,713 population within 1 Mile
- APN: 162-13-417-000



# SITE PLAN

Snug Harbor  
2790 E Flamingo Rd  
Las Vegas, NV 89121



FLAMINGO RD (34,500 VPD)



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 2790 E Flamingo Rd  
 Las Vegas, NV 89121



**POPULATION**

1 Mile	3 Miles	5 Miles
18,713	189,650	478,275



**AVERAGE HHI**

1 Miles	3 Miles	5 Miles
\$63,225	\$54,220	\$59,365



**TRAFFIC COUNTS**

Flamingo Rd - 34,500 VPD  
 Eastern Ave - 26,500 VPD  
 Pecos McLeod - 14,800 VPD

Source:  
 TRINA, NV DOT 2020  
 SitesUSA 2021

# TRADE AREA AERIAL

Snug Harbor  
2790 E Flamingo Rd  
Las Vegas, NV 89121






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Las Vegas, NV 89121

## Snug Harbor




[www.roicre.com](http://www.roicre.com)

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# CALL US FOR MORE INFO


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