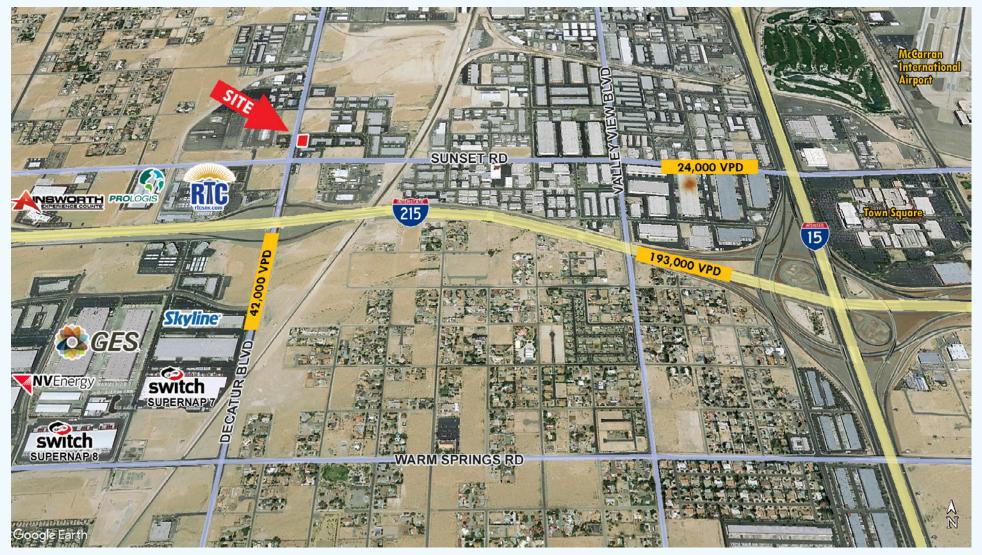
# RETAIL PAD AVAILABLE

SEC Teco Ave & Decatur Blvd, Las Vegas, NV 89118

### FOR SALE | LEASE | BUILD TO SUIT

# 1.01 Acre Retail Opportunity



702.363.3100 / roicre.com



### **RETAIL PAD AVAILABLE** SEC Teco Ave & Decatur Blvd, Las Vegas, NV 89118

# PROPERTY **HIGHLIGHTS**

- 1.01 Acre property located immediately off the I-215 Beltway at Decatur Blvd
- Subject property is adjacent to a 40-acre master planned business park
- Immediate access to I-215 and I-15 providing easy commute to Las Vegas Strip and McCarran International Airport
- 17,000 daytime population within 1 mile
- Prime southwest submarket location

Demographics	1 Mile	3 Miles	5 Miles
Daytime Population	17,584	128,392	358,175
Ave HH Income	\$51,305	\$63,389	\$59,222

#### Traffic Counts (2016 NVDOT)

Decatur Blvd - 40,000 VPD

Sunset Rd - 21,000 VPD

Size	1.01 ACRES
APN	162-31-401-040
Zoning	General Commercial (C-2)



#### **LEASING CONTACT**

TODD BOYER 702.550.4923 | todd@roicre.com ROBIN CIVISH, CCIM 702.550.4977 | robin@roicre.com



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate