

RETAIL PAD AVAILABLE

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



FOR SALE | LEASE | BUILD TO SUIT

1.01 Acre Retail Opportunity



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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

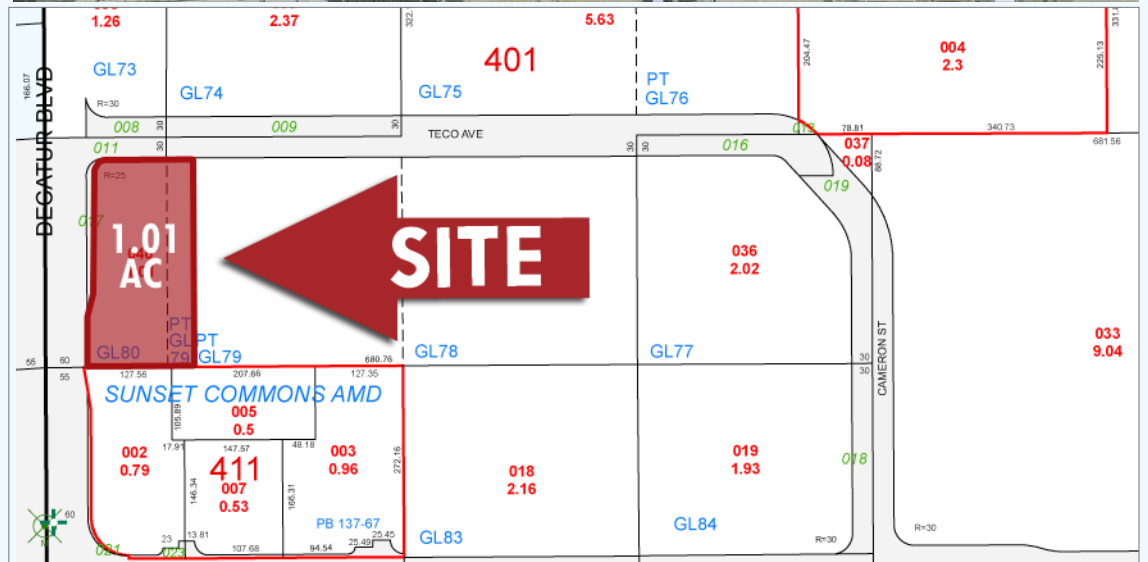
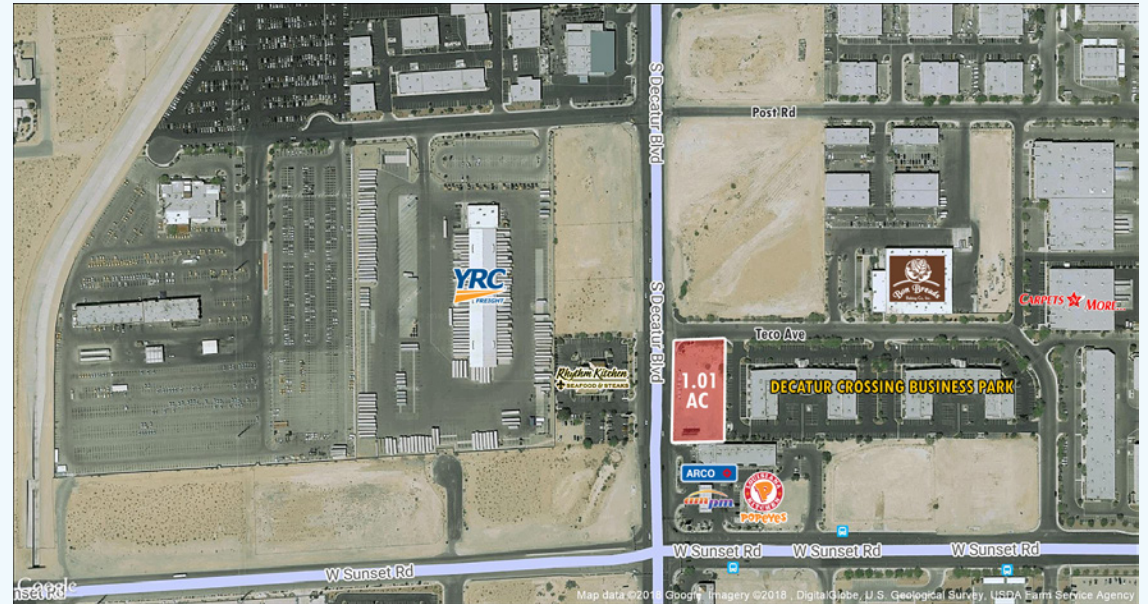
Demographics	1 Mile	3 Miles	5 Miles
Daytime Population	17,584	128,392	358,175
Ave HH Income	\$51,305	\$63,389	\$59,222

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

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