

FOR LEASE

3455 East Flamingo Road

Las Vegas, NV 89121

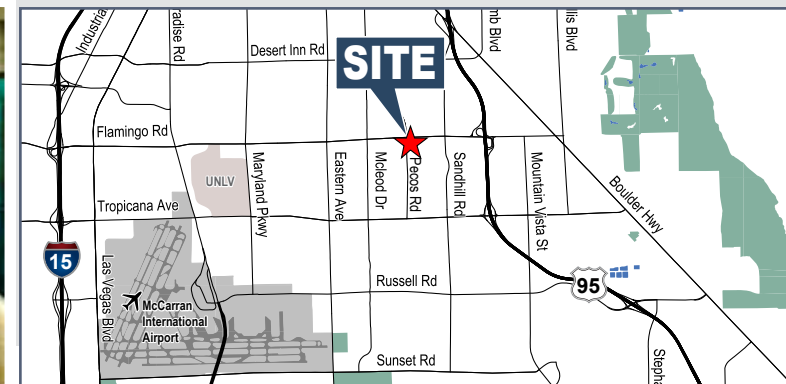


Property Highlights

- Turn-key day spa & salon
- 3,050 SF
- \$1.35/SF NNN
- Located in the Cannery West Retail Center
- Landlord open to other uses
- Excellent traffic counts & strong day-time population

This turn-key day spa includes: 4 hair sinks, 4 nail stations, 1 pedicure spa chair, 6 hair stations, 4 body treatment rooms, 2 showers and 2 60-gallon water heaters. There is also a separate barber shop room with 2 chairs.

	1 Mile	3 Mile
Population	16,874	202,686
HH Income	\$62,846	\$47,964
Traffic Count	±81,500	Flamingo/Pecos Road



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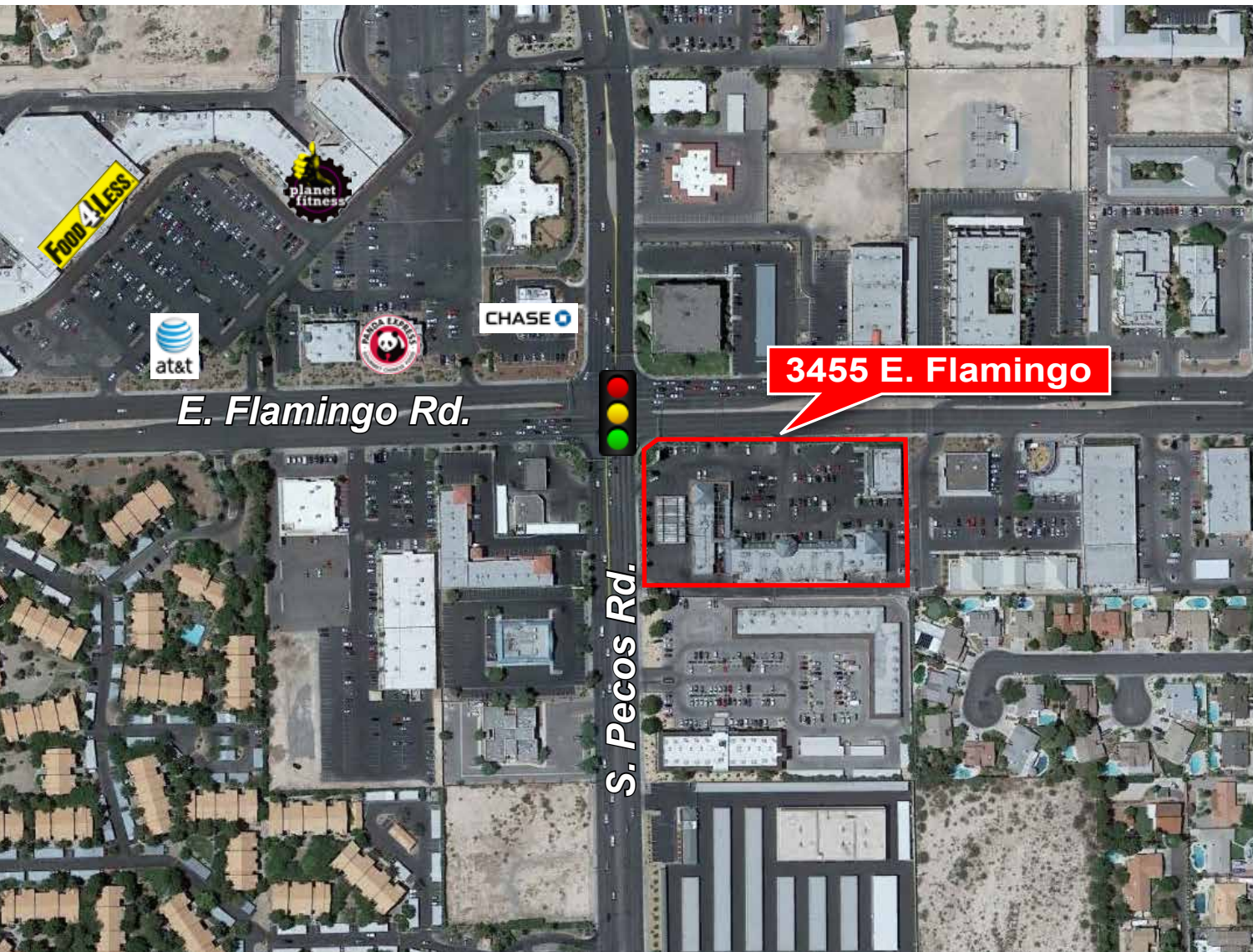
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Voit
REAL ESTATE SERVICES

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