

# FOR LEASE

## LONGFORD SHOPPES

7591 – 7595 W. Washington Ave. | Las Vegas, NV 89128



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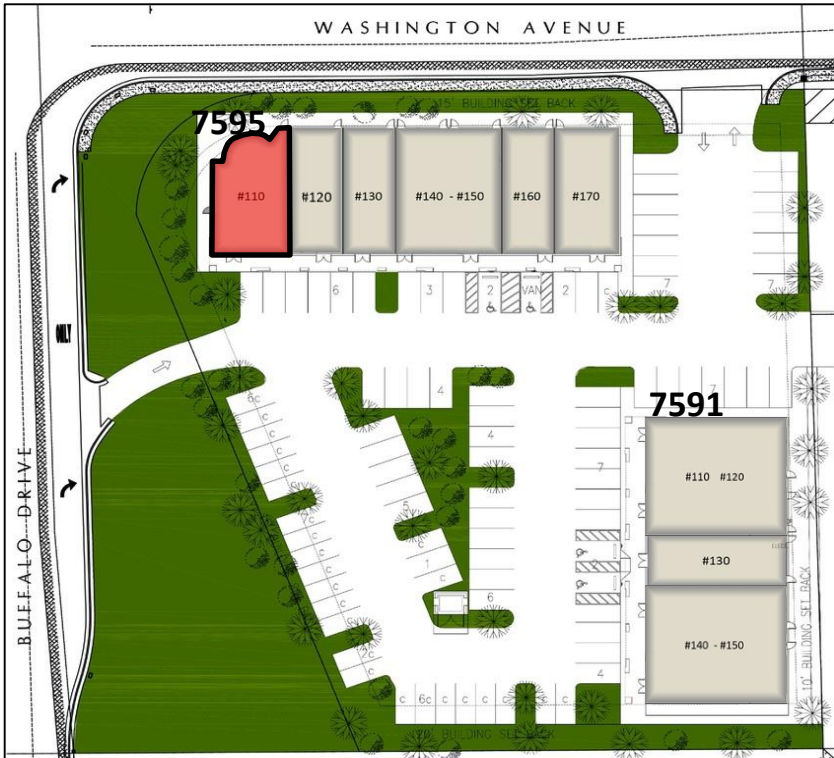
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### PROPERTY FEATURES

- Reduced Intro Rates Rates from \$1.75 NNN
- CAM \$0.56
- 1,645 SF Available
- Former Soft-Serve Yogurt – Do Not Disturb Tenant – 30-Day Notice Needed
- End Cap space
- Beautiful patio seating
- Excellent signage available
- High visibility
- Adjacent to retail centers anchored by K-mart, Trader Joe's & Lowe's
- High Traffic Counts
- Directly off of Summerlin Parkway at Buffalo & Washington
- Gateway to Summerlin and surrounding area

### AVAILABLE SPACE

Address	Total SF	Description
7595 – 110	1,645	Self-serve yogurt space – Do not disturb current tenant - Tenant in MTM 30-Day notice needed

Demographics	1 mile	3 miles	5 miles
Population	24,248	90,957	181,787
Avg. Household Income	\$52,525	\$49,322	\$48,527
Total Housing Units	9,521	34,464	68,813

Traffic Counts		
N. Buffalo Dr.	W. Washington Ave.	41,002 VPD
W. Washington Ave.	N. Buffalo Dr.	14,675 VPD
N. Buffalo Dr.	Summerlin Pkwy.	56,363 VPD