

# 2965 S Maryland Pkwy

Las Vegas, NV 89109

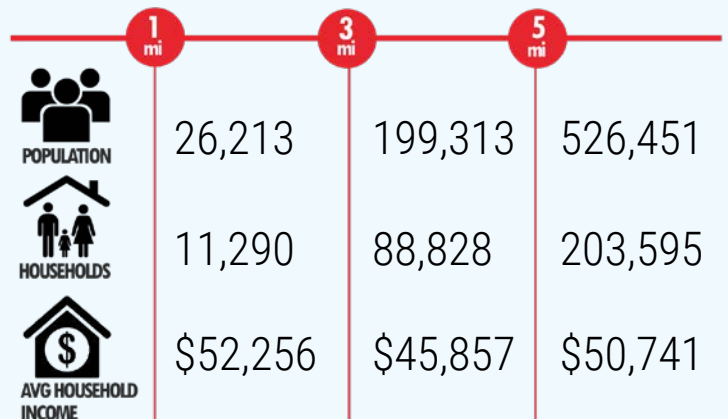
S/SEC Vegas Valley Dr & Maryland Pkwy



## PROPERTY HIGHLIGHTS

- Fully equipped, turnkey salon space inside Beauty Supply Warehouse
- Move-in ready space with hair stations, shampoo sinks, chair dryers and manicure tables
- 140' frontage along Maryland Pkwy
- Directly across from Sunrise Hospital
- Excellent visibility, density and high daytime population

FOR LEASE  
**3,975 SF**



Source: SitesUSA 2020

## LEASING CONTACT

**DAN ADAMSON**

702.550.4934 | dan@roicre.com

Lic # B.0026992.CORP

**EDWARD LEHNRDT**

702.550.4169 | edward@roicre.com

Lic # S.0180688

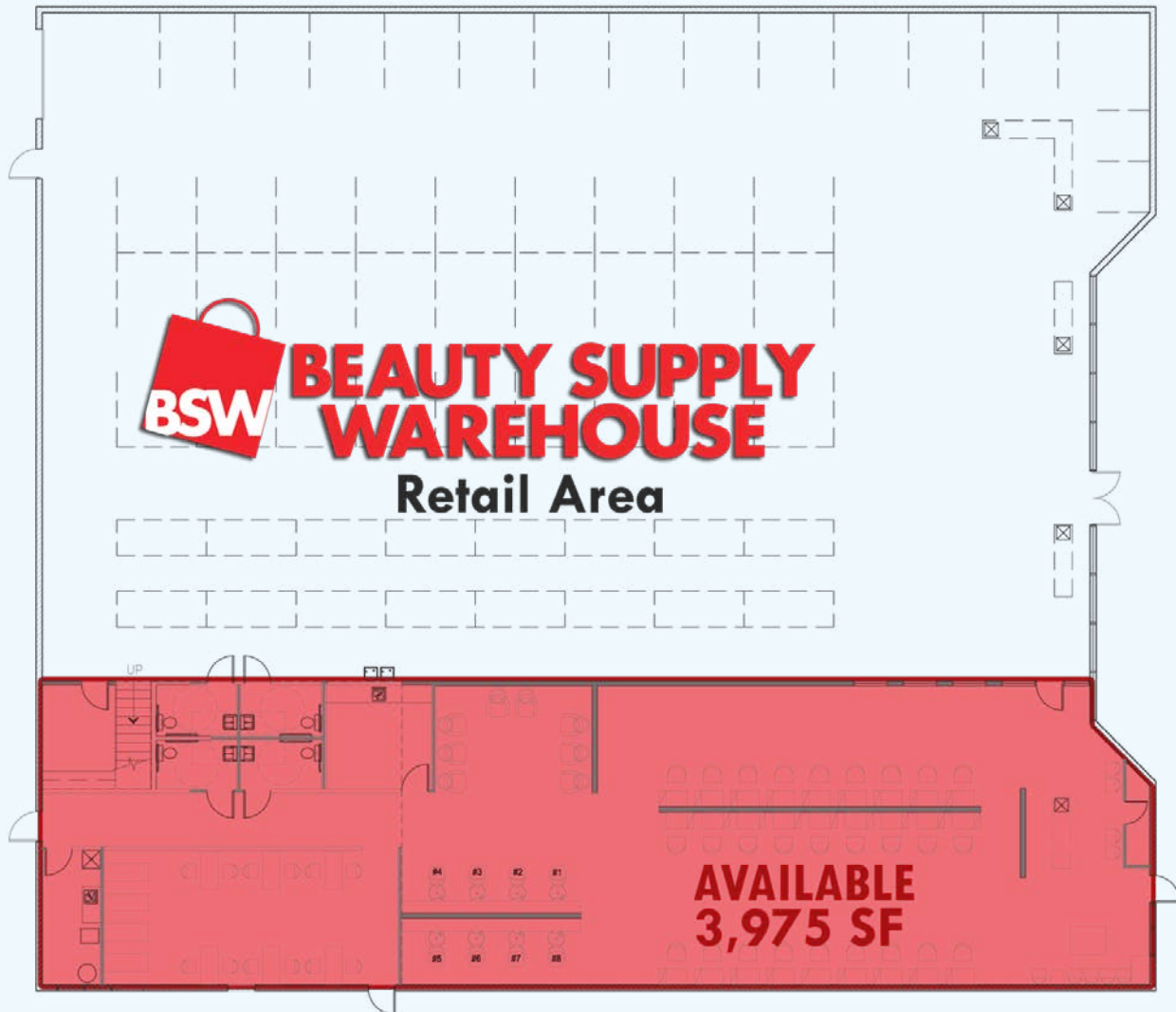
9121 W Russell Rd Suite 111  
Las Vegas, NV 89148

(P) 702.363.3100 (F) 702.363.0450  
roicre.com

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### Traffic Counts

Vegas Valley Dr - 4,300 VPD

Maryland Pkwy - 38,500 VPD

Source: TRINA, NV DOT 2019



**Size**

3,975 SF

**APN**

162-10-703-004

**Zoning**

General Commercial (C-2)

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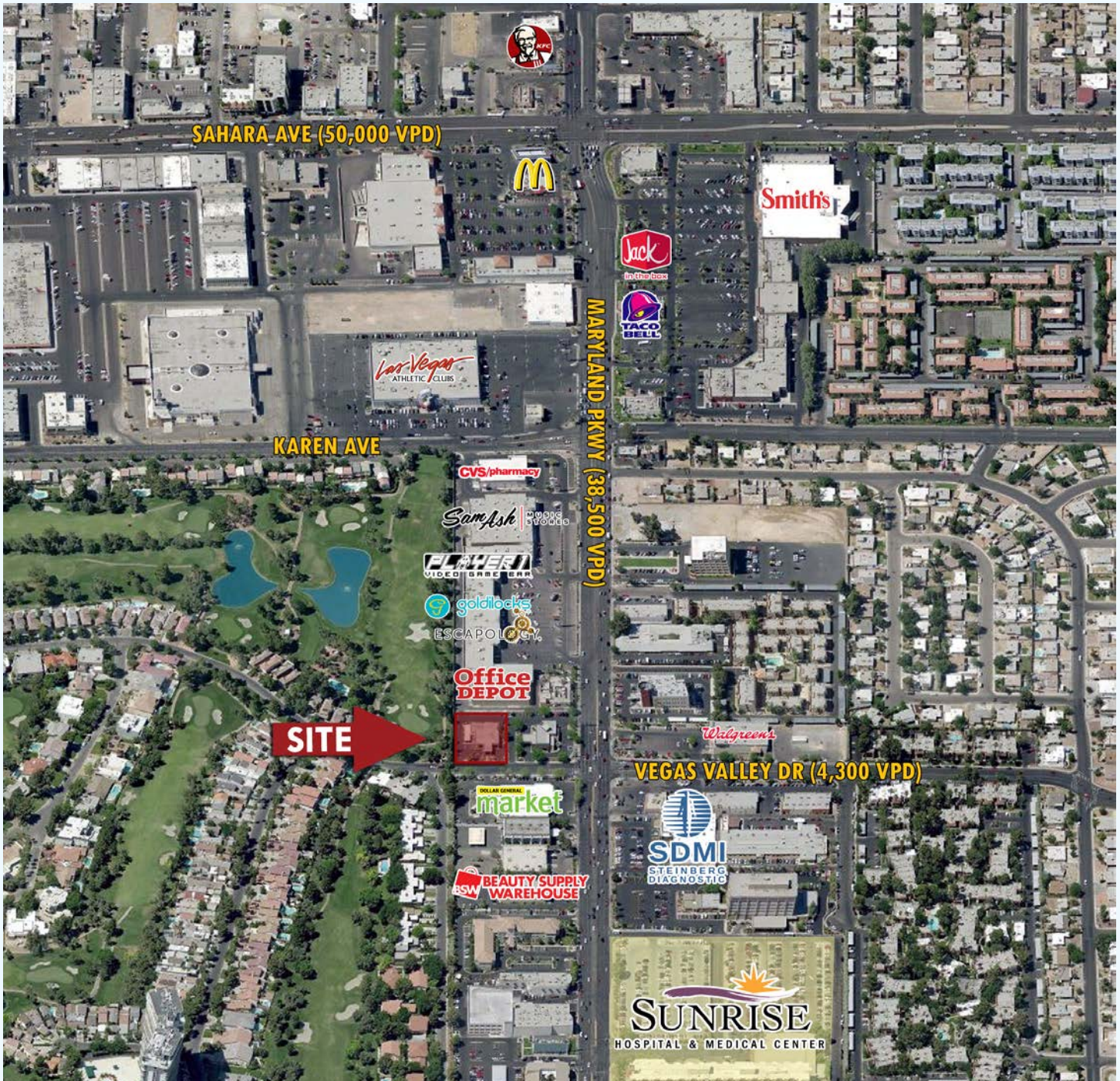
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