

AVAILABLE | RETAIL FOR SALE | FOR LEASE | BUILD TO SUIT

N/NEC Las Vegas Blvd. & Nellis Blvd., Las Vegas, NV 89115



Property Description

We are pleased to present the opportunity to purchase or ground lease a +/- 0.66 acre parcel located just north of the northeast corner of Las Vegas Boulevard and Nellis Boulevard in Las Vegas, NV. It is located just minutes away from the I-15 freeway and Nellis Air Force Base. Other major traffic generators in the area include McDonald's, AutoZone and La Quinta Inn & Suites.

Asking Price: \$600,000 (\$20.86 PSF)

APN: 140-04-301-021

Adjacent to other traffic generators such as:

- McDonald's
- AutoZone
- La Quinta Inn & Suites

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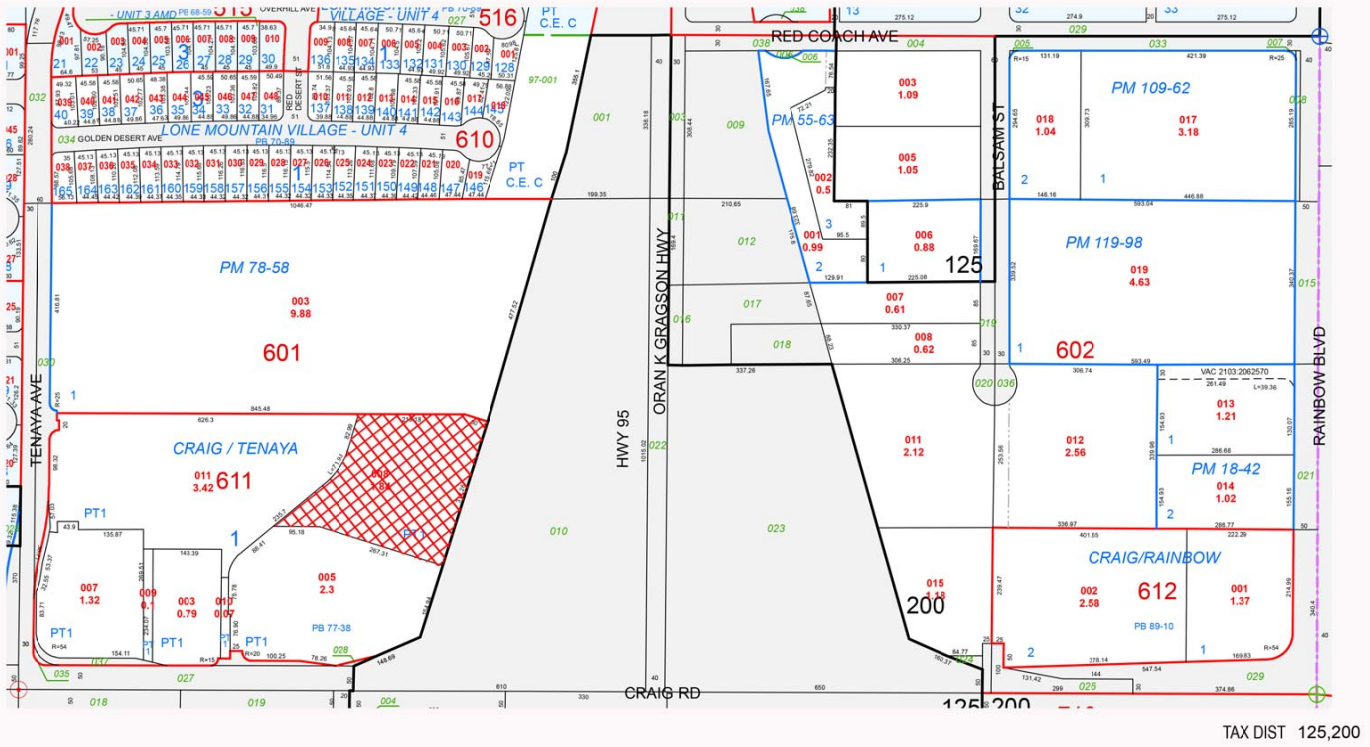
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shate - Assessor

BOOK T20S R60E
PAGE 3
SECTION S 2 NE 4
RANGE 138-03-6

CLARK COUNTY
NEVADA

Scale: 1" = 200' Rev: 12/9/2014



Demographics

Population

1 Mile	16,906
3 Miles	79,758
5 Miles	268,034

Average Household Income

1 Mile	\$45,272
3 Miles	\$50,205
5 Miles	\$53,930

Traffic Counts

Nellis Bl, .1 mi S of Las Vegas Bl - 19,500 cpd
Las Vegas Bl, .3 miles S Nellis Blvd. - 8,700 cpd

Zoning: General Commercial (C-2)

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