

Nellis Crossing Pad Space Available For Lease ±3,000 SF

SEC Charleston Boulevard & Nellis Boulevard



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AERIAL



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	33,860	228,395	425,153
Ave HH Income	\$58,894	\$58,238	\$57,302

TRAFFIC COUNTS

Charleston Blvd.: 51,000 VPD

Nellis Blvd.: 37,000 VPD

ZONING: General Commercial (C-2)

FOR LEASE

± 3,000 SF

\$3.00 SF/MO + \$0.40 NNN SF

- Hard Corner of Charleston + Nellis
- High Traffic Counts
- Strong Co-tenancy

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