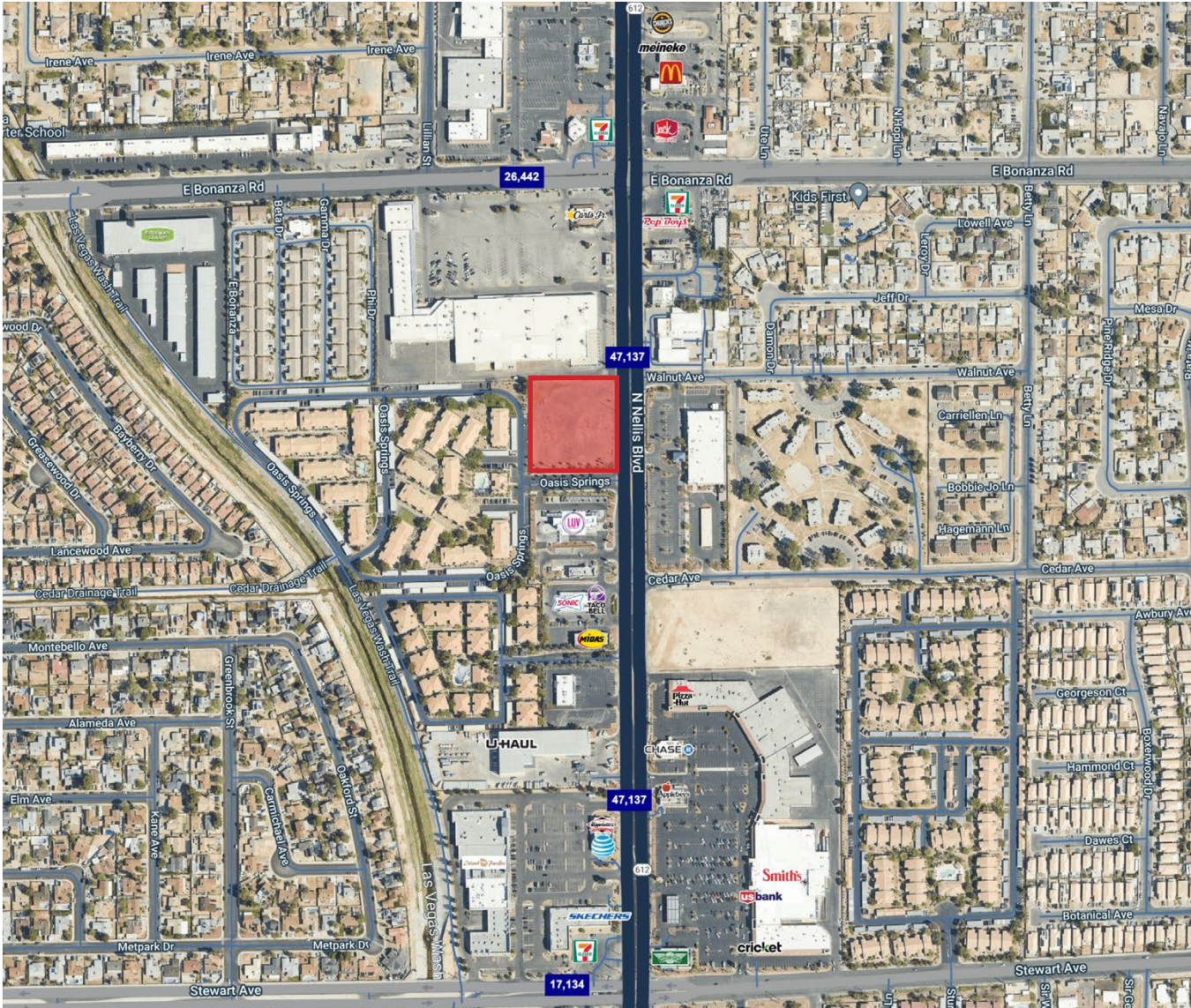


DRIVE-THRU OPPORTUNITY IN EAST LAS VEGAS

S/SWC of Bonanza Road & Nellis Boulevard | Las Vegas, NV 89110



AVAILABLE SF	±2.08 Acres
ZONING	C- "Commercial"
RATES	Call for Details

PROPERTY HIGHLIGHTS

- For ground lease
- Only proposed new construction on Nellis Blvd
- Located on the Nellis corridor
- Fronting one of the busiest streets in Las Vegas
- Close to Nellis Air Force Base
- Lat/Long: 36.17128, -115.06275

NEARBY TENANTS



2022 DEMOGRAPHIC SNAPSHOT

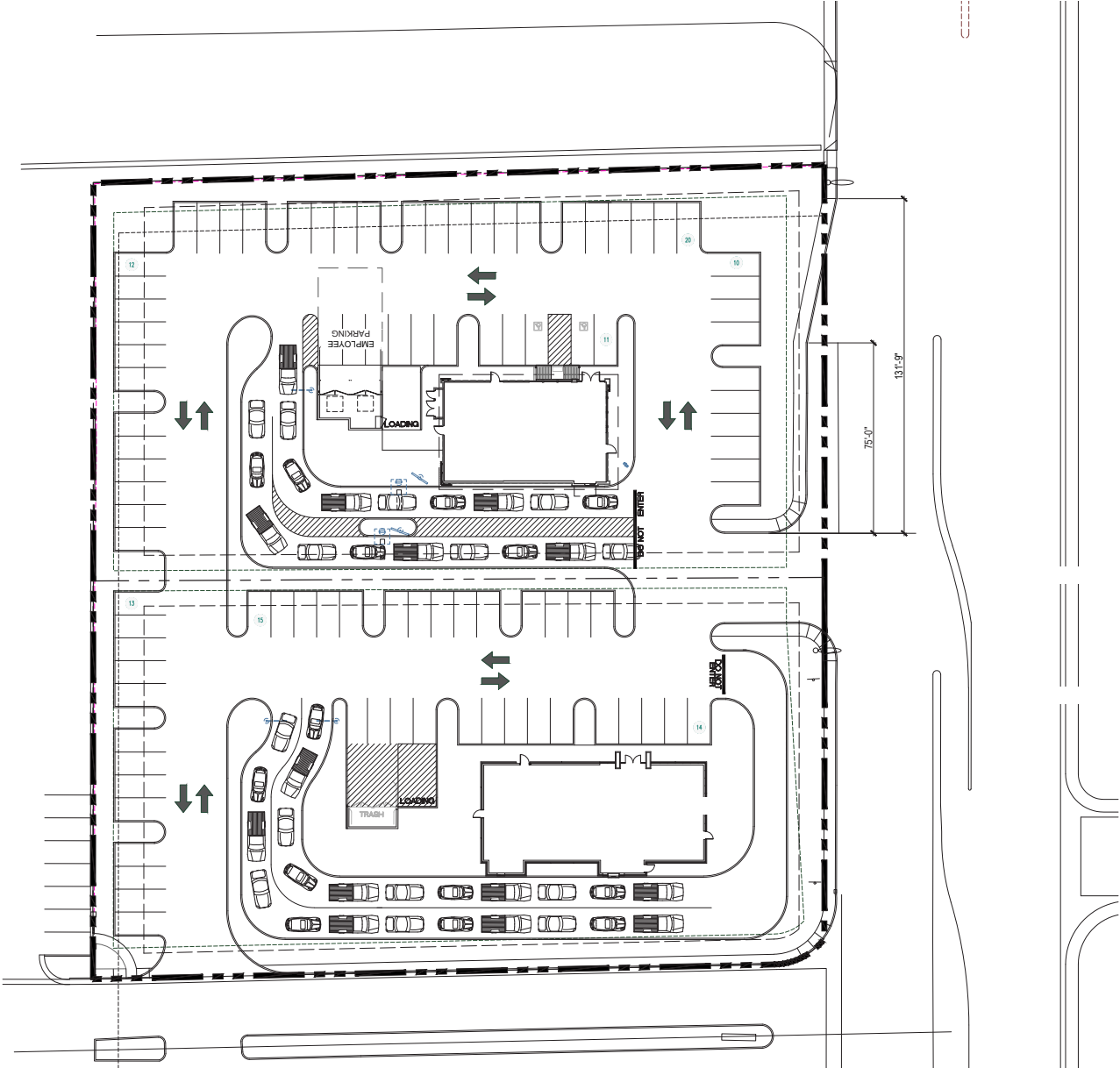
	Population: 3-mile radius	225,003
	Average HH Income:	\$55,765
	Traffic Counts: Nellis Blvd	45,002 vpd

Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com
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2022 ESTIMATED DEMOGRAPHICS



Population

1-Mile	32,137
3-Mile	225,003
5-Mile	458,488



Average Household Income

1-Mile	\$55,268
3-Mile	\$55,765
5-Mile	\$54,966



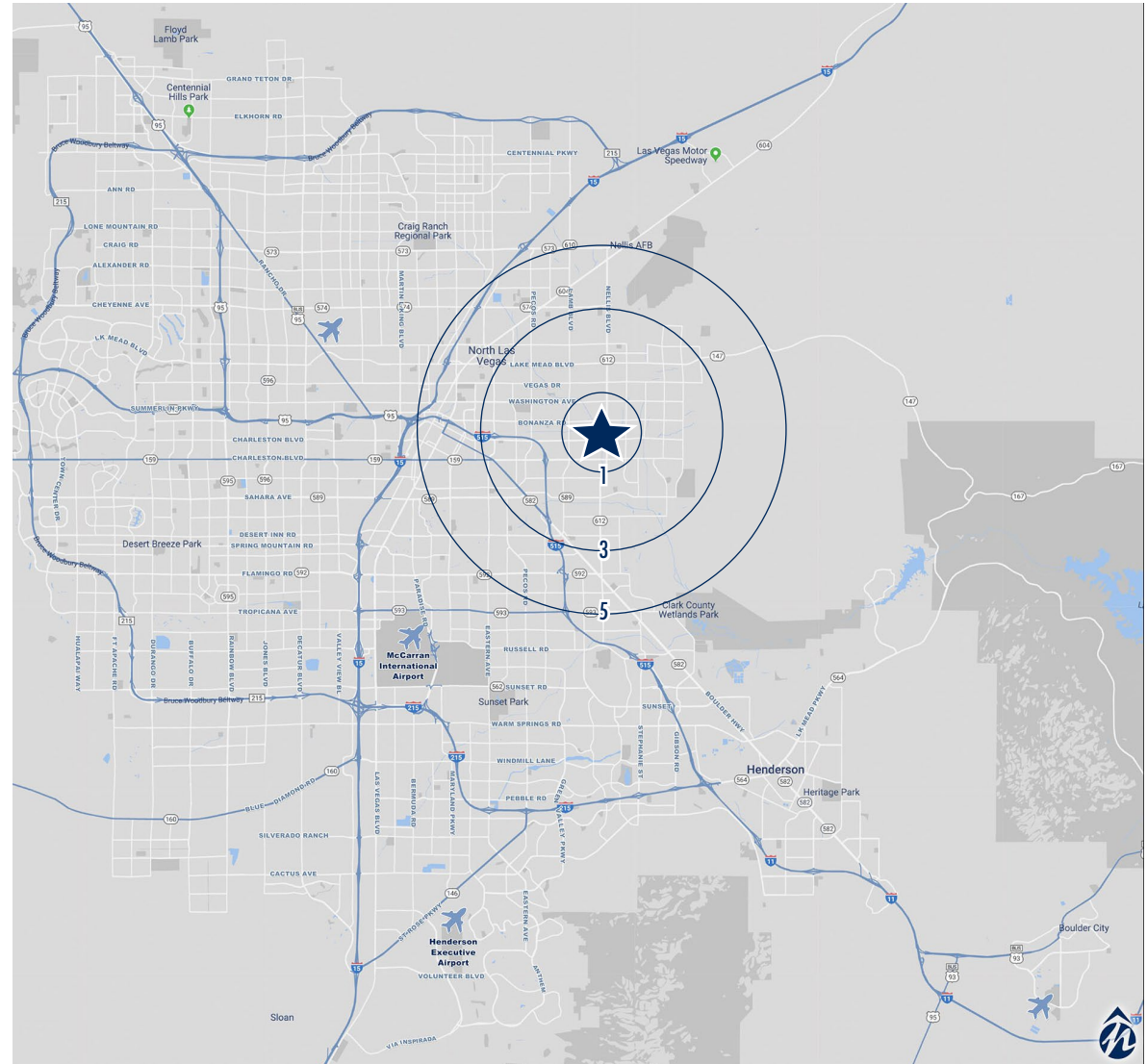
Number of Households

1-Mile	9,475
3-Mile	70,563
5-Mile	151,246



Daytime Population (Employees)

1-Mile	5,484
3-Mile	32,434
5-Mile	114,365



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