

1.82 ACRE COMMERCIAL LOT AVAILABLE

SEC Mountains Edge & Rainbow | Las Vegas, NV 89139



AVAILABLE SF	1.82 Acres
APN	176-26-301-001

PROPERTY HIGHLIGHTS

- Can be divided
- Adjacent to Mountain's Edge Master-Planned Community, with over 14,500 homes and 40,000+ residents living just to the West of the site.
- Just South East of the property is Southern Highland with over 35,000 residents in over 13,000 homes just 1 mile to the southeast of the site.
- Major North South travel path for both communities
- APN 176-26-301-001

NEARBY TENANTS



2021 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	96,527
	Average HH Income:	\$109,501
	Traffic Counts: Mountains Edge and Rainbow Combined	34,745 vpd



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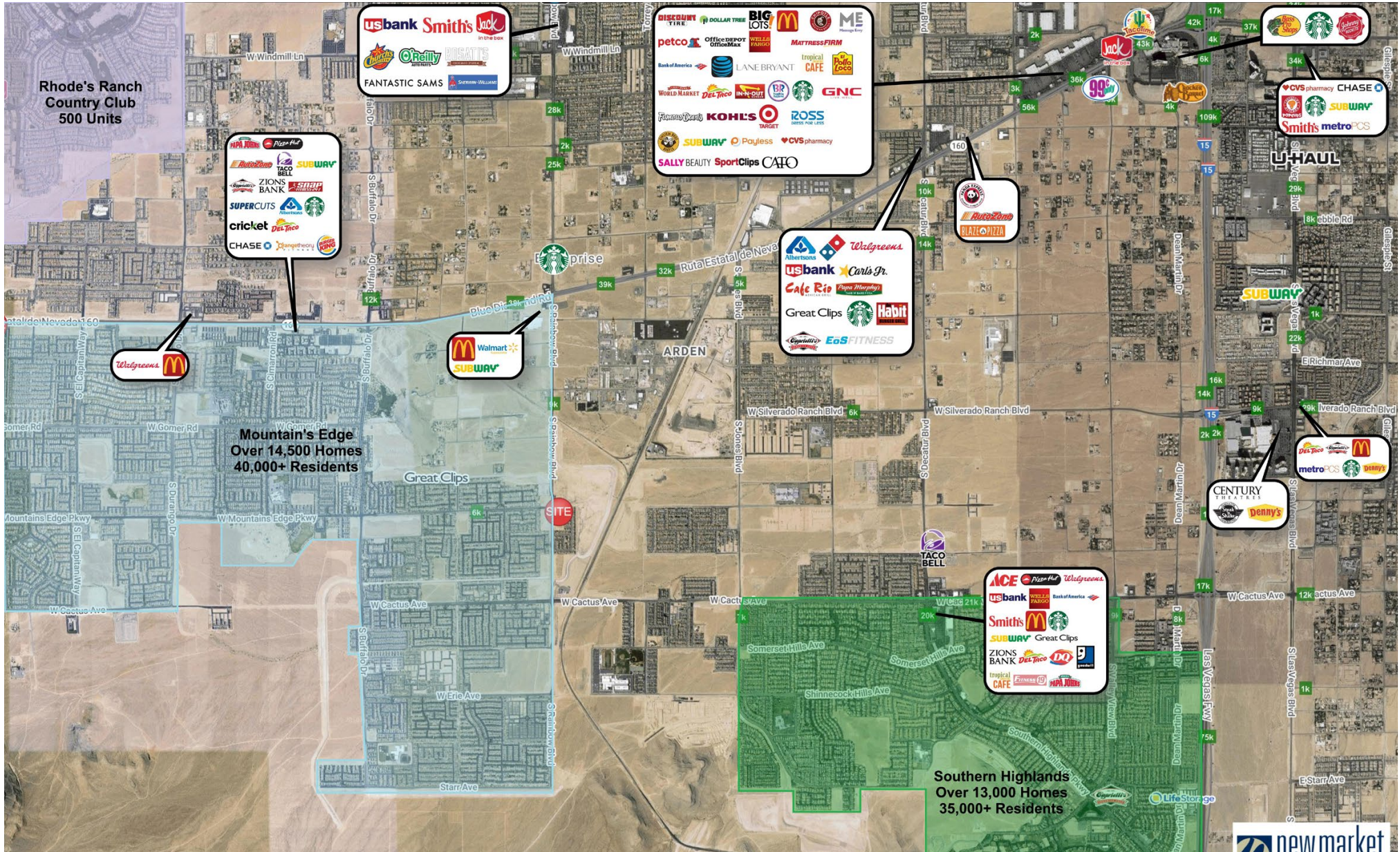


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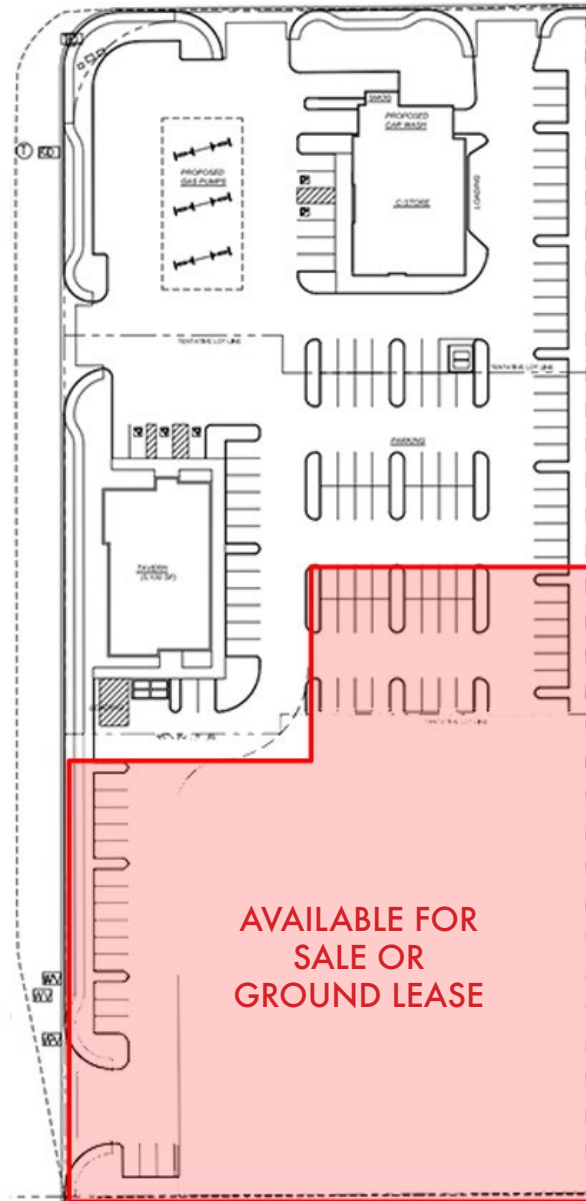
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2021 ESTIMATED DEMOGRAPHICS



Population

1-Mile	15,008
3-Mile	96,527
5-Mile	209,254



Average Household Income

1-Mile	\$111,915
3-Mile	\$109,501
5-Mile	\$104,975



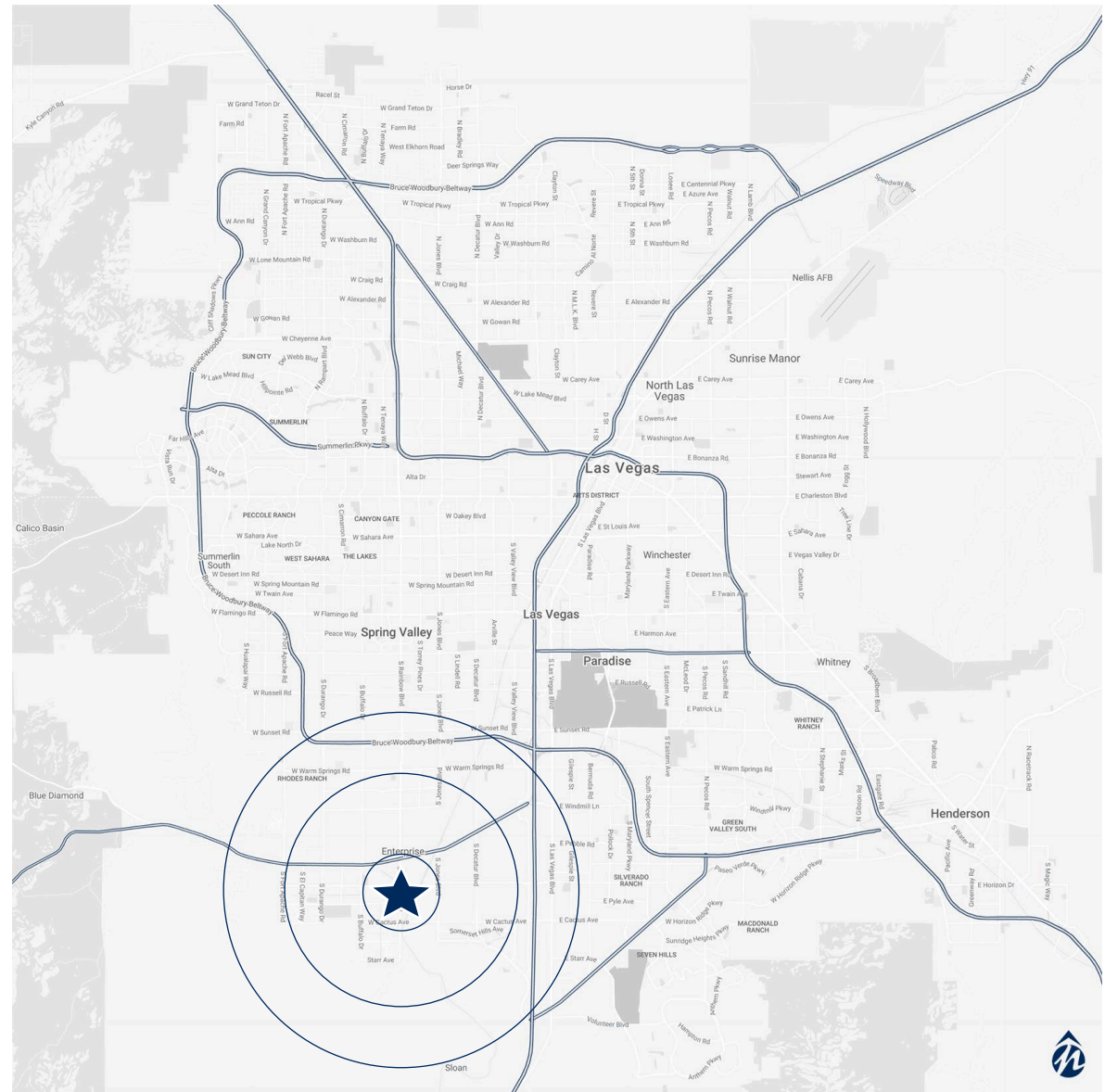
Number of Households

1-Mile	5,141
3-Mile	34,307
5-Mile	74,535



Daytime Population (Employees)

1-Mile	5,218
3-Mile	34,934
5-Mile	79,394



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