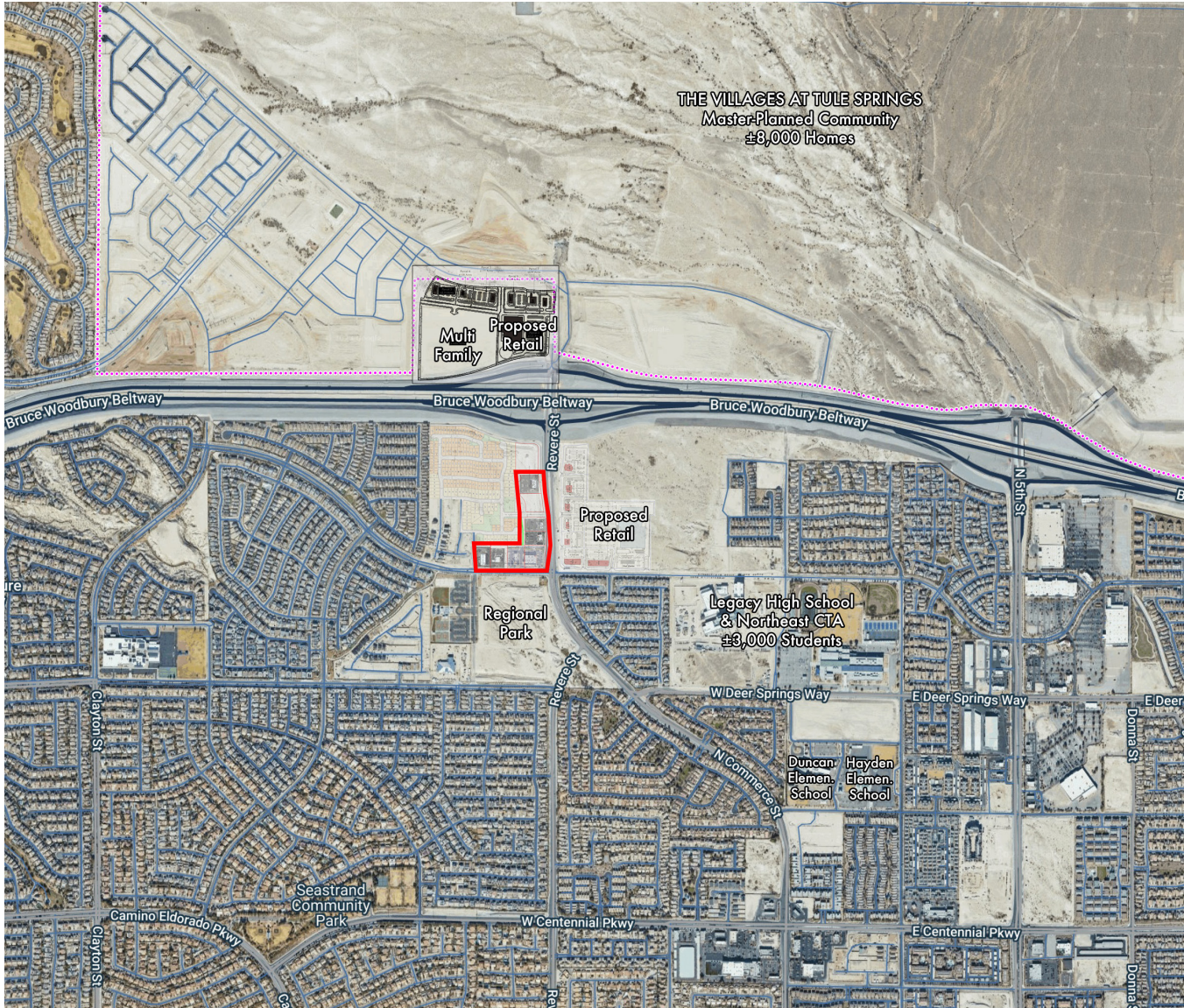


PARK HIGHLANDS

SWC 215 & Revere Street | North Las Vegas, NV 89084



PROPERTY HIGHLIGHTS

- Excellent visibility from I-215
- Pads available for ground lease, BTS and D/T
- Multi-Tenant Pad Available
- Bar / Tavern, Gas / Convenience and Mini Storage Coming Soon
- Near the Villages at Tule Springs master-planned community with over 8,000+ homes planned and under construction

2023 DEMOGRAPHIC SNAPSHOT



Population:
3-mile radius **81,701**



Average HH Income:
\$106,634



Traffic Counts:
215 / Bruce Woodbury **48,000 vpd**



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



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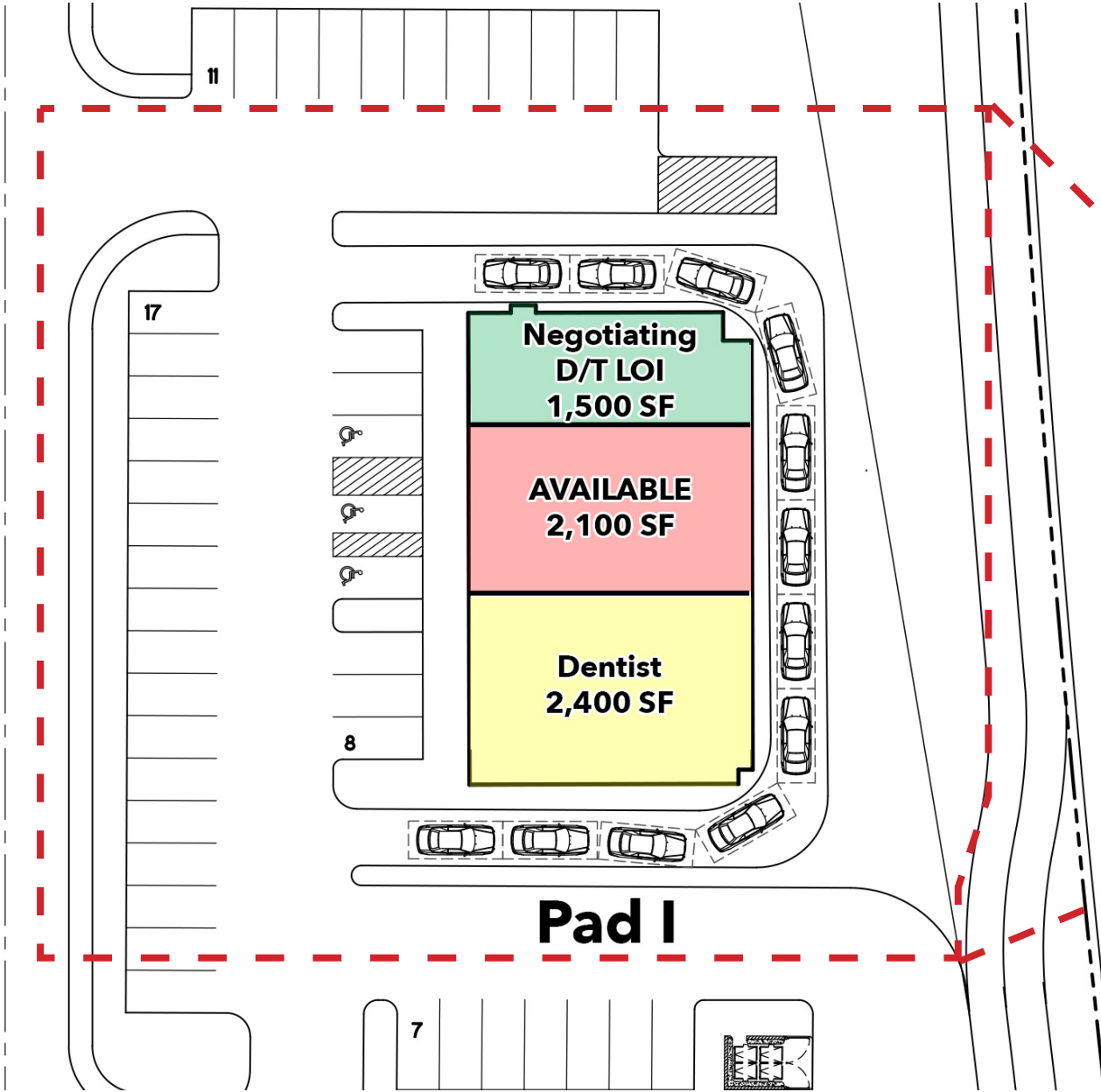


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- Available
- Lease Negotiations
- LOI Negotiations

PAD I CROSS SF - 6,000 S.F. 1 STORY



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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile **19,782**
 3-Mile **81,701**
 5-Mile **163,432**



Average Household Income

1-Mile **\$78,122**
 3-Mile **\$106,634**
 5-Mile **\$110,028**



Number of Households

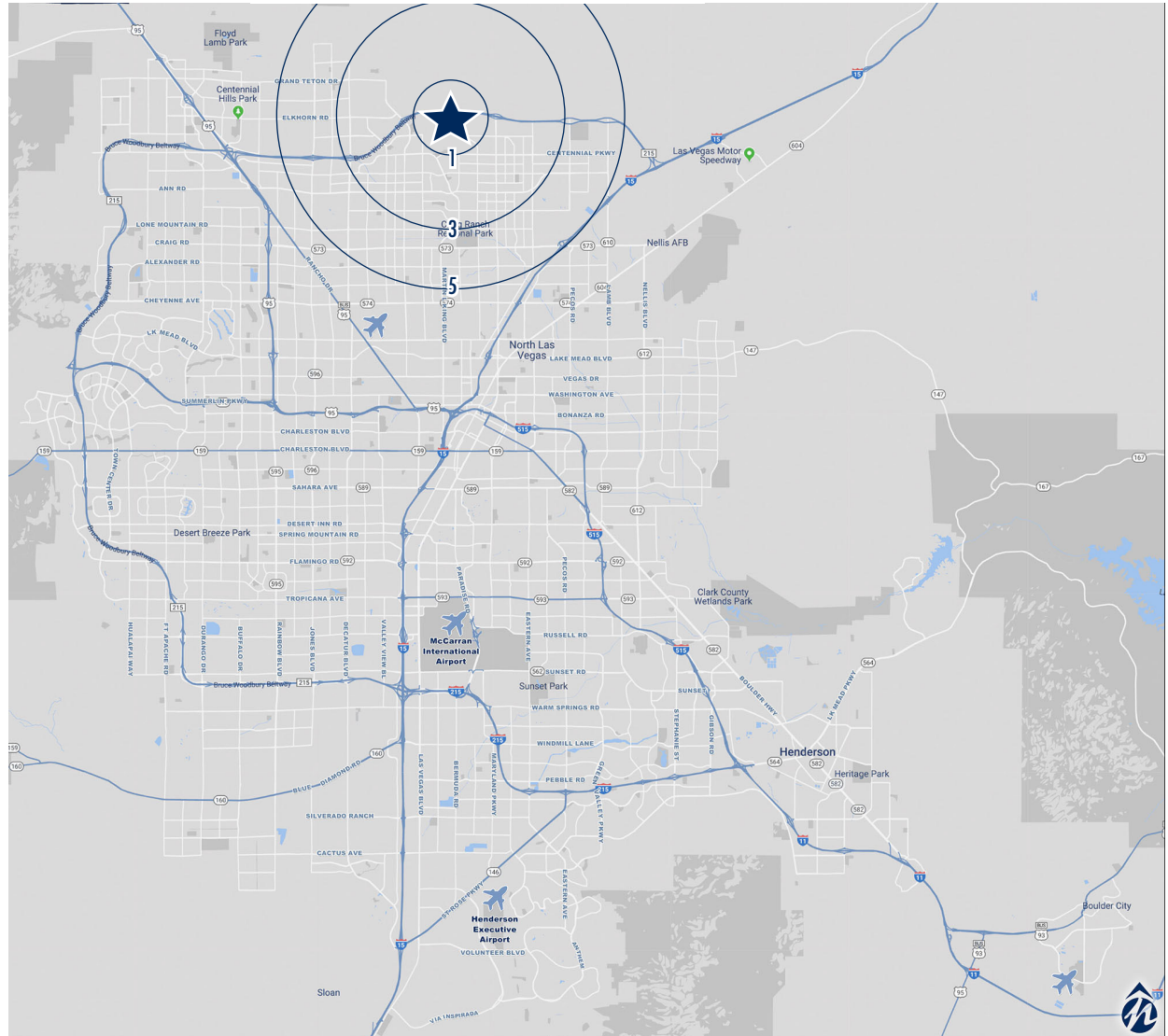
1-Mile **7,220**
 3-Mile **30,753**
 5-Mile **62,511**



Daytime Population (Employees)

1-Mile **4,705**
 3-Mile **15,512**
 5-Mile **43,265**

LAS VEGAS VALLEY



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