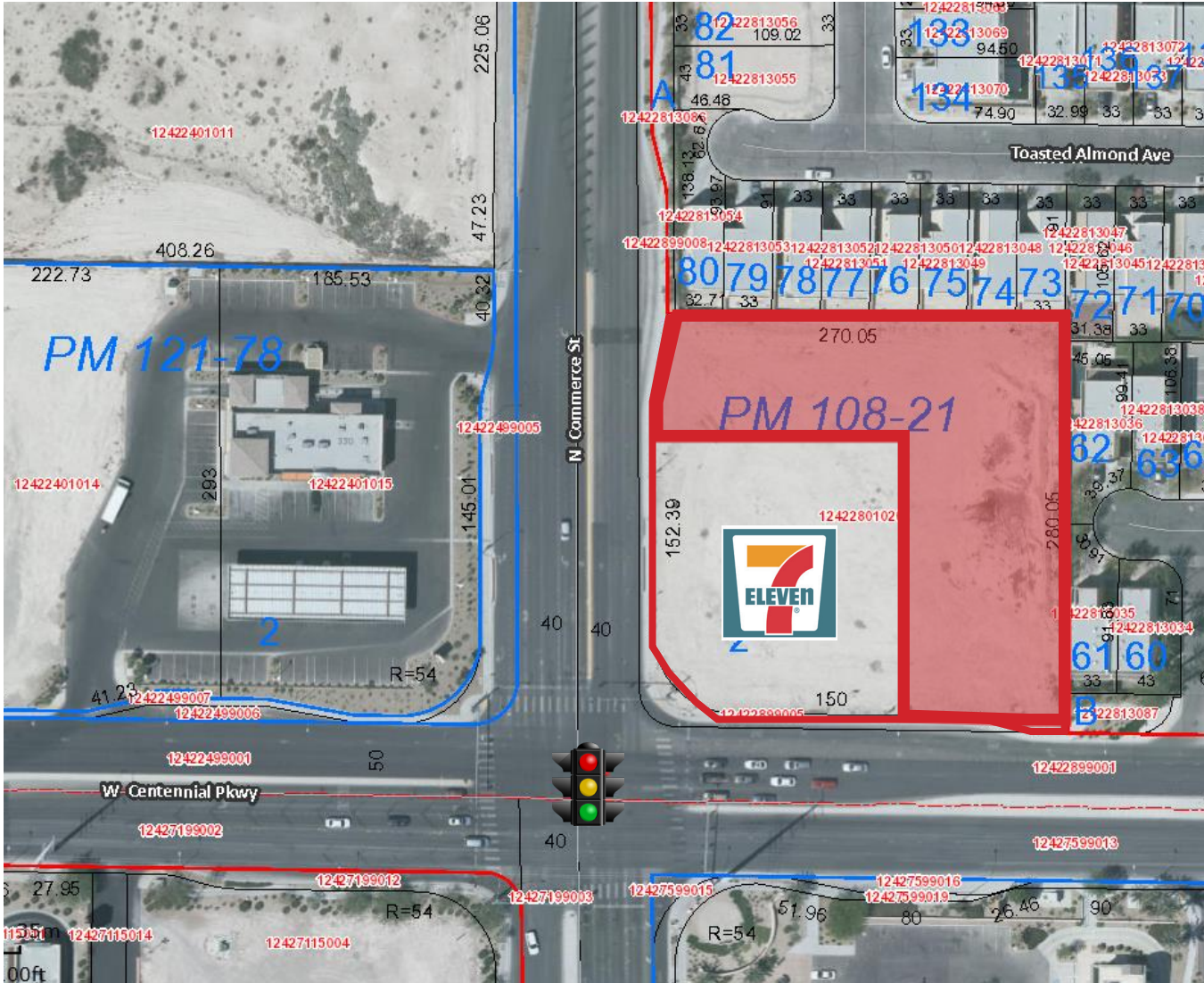


0.91 ACRE COMMERCIAL LOT AVAILABLE FOR GROUND LEASE

NEC Centennial & Commerce | North Las Vegas, NV 89084



AVAILABLE SF	0.91 Acres
ZONING	C- "Commercial"
RATES	Call for Details

PROPERTY HIGHLIGHTS

- 0.91 Acre Lot for Ground Lease
- One Off Hard Corner with Signalized Intersection
- Near The Villages at Tule Springs Master-planned community with over 8,000 homes planned and under construction
- APN: 139-05-203-003, 139-05-203-005

NEARBY TENANTS



2018 DEMOGRAPHIC SNAPSHOT



Population: 115,929
3-mile radius



Average HH Income: \$82,930

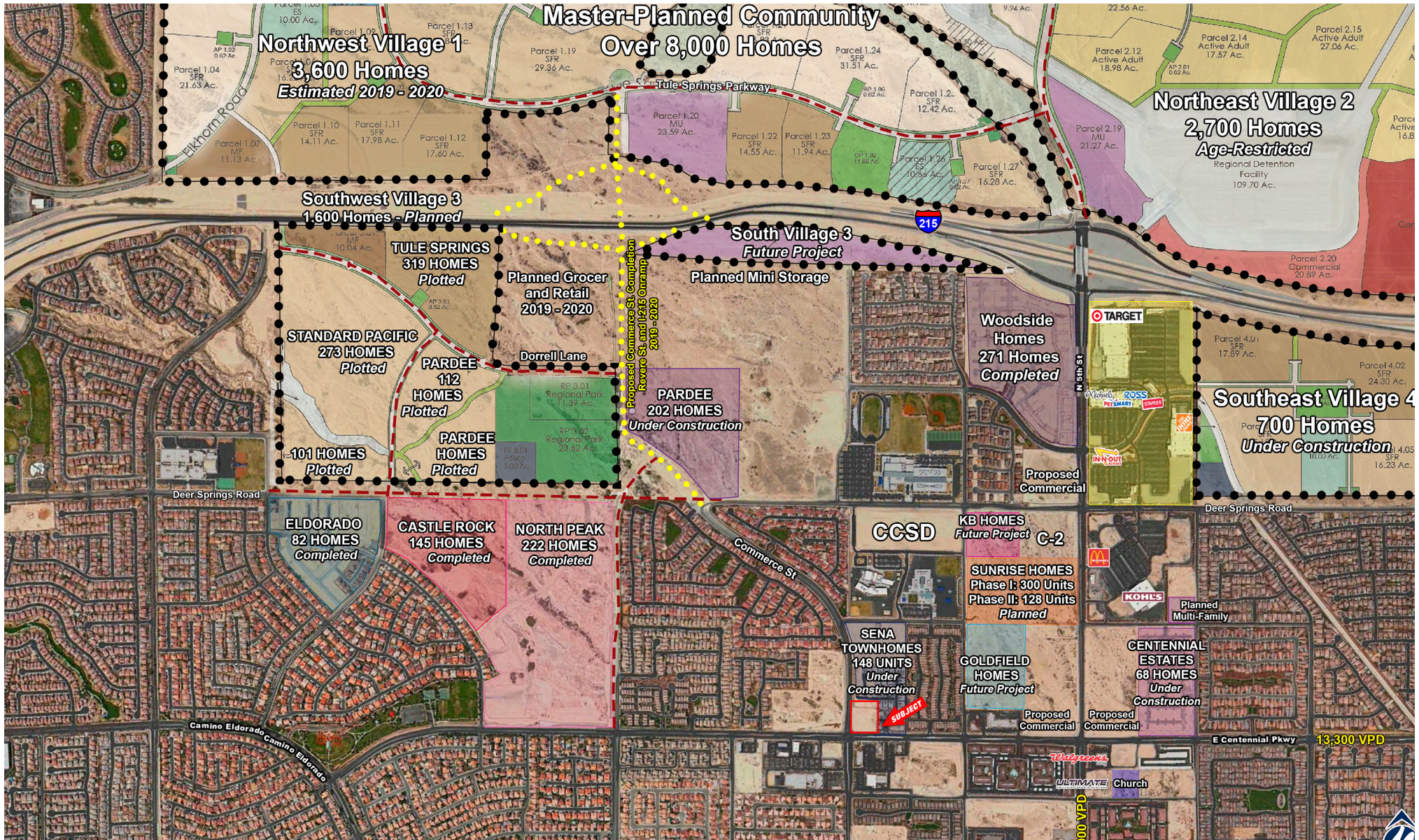


Traffic Counts: 12,000 vpd
Centennial Pkwy and Commerce St Combined

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David Johnson • o: 702.221.2500 ext. 314 • djohnson@newmarketadvisors.com
Robbie Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



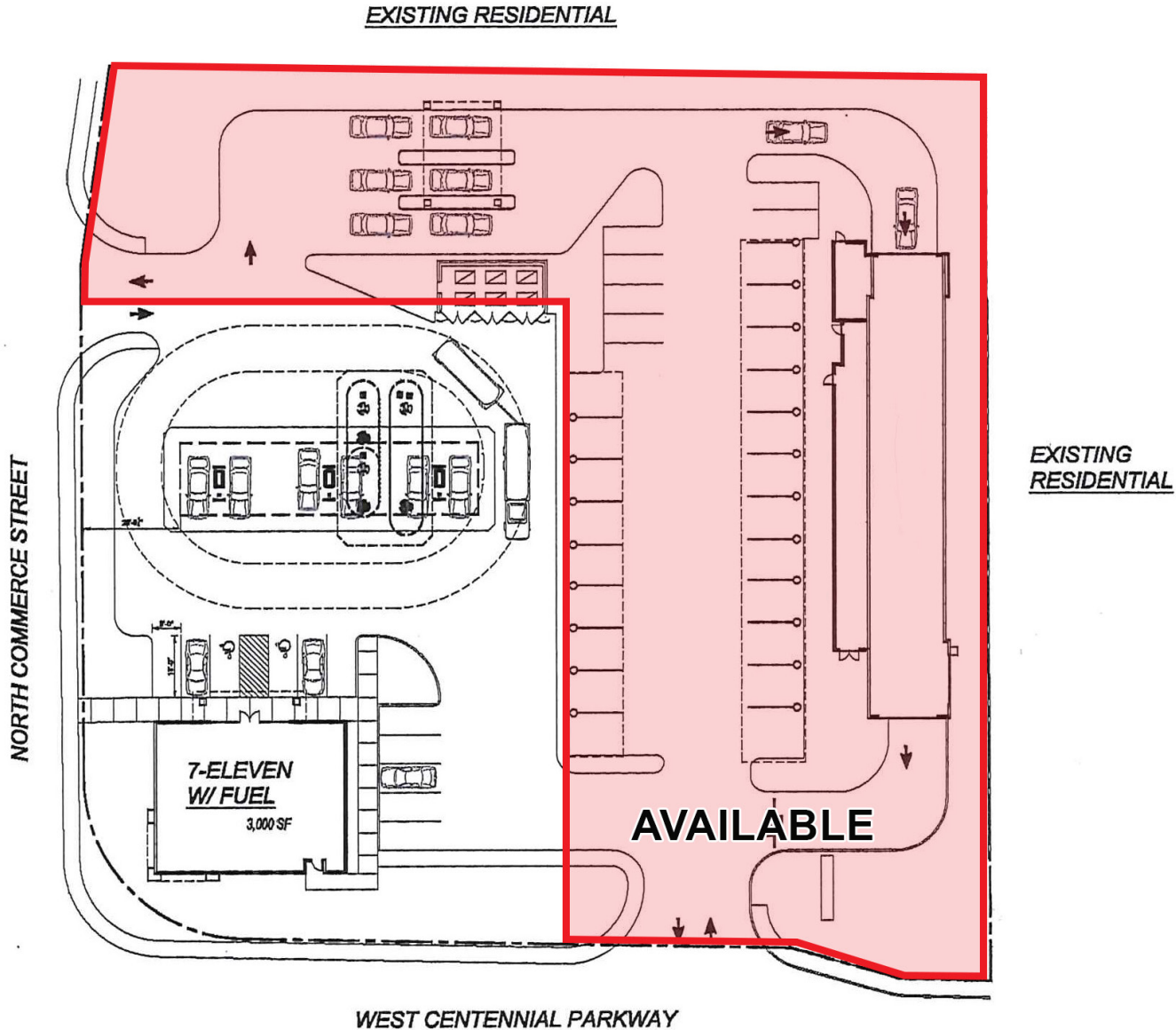
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2018 ESTIMATED DEMOGRAPHICS



Population

1-Mile	20,020
3-Mile	115,929
5-Mile	259,501



Average Household Income

1-Mile	\$78,781
3-Mile	\$82,930
5-Mile	\$80,899



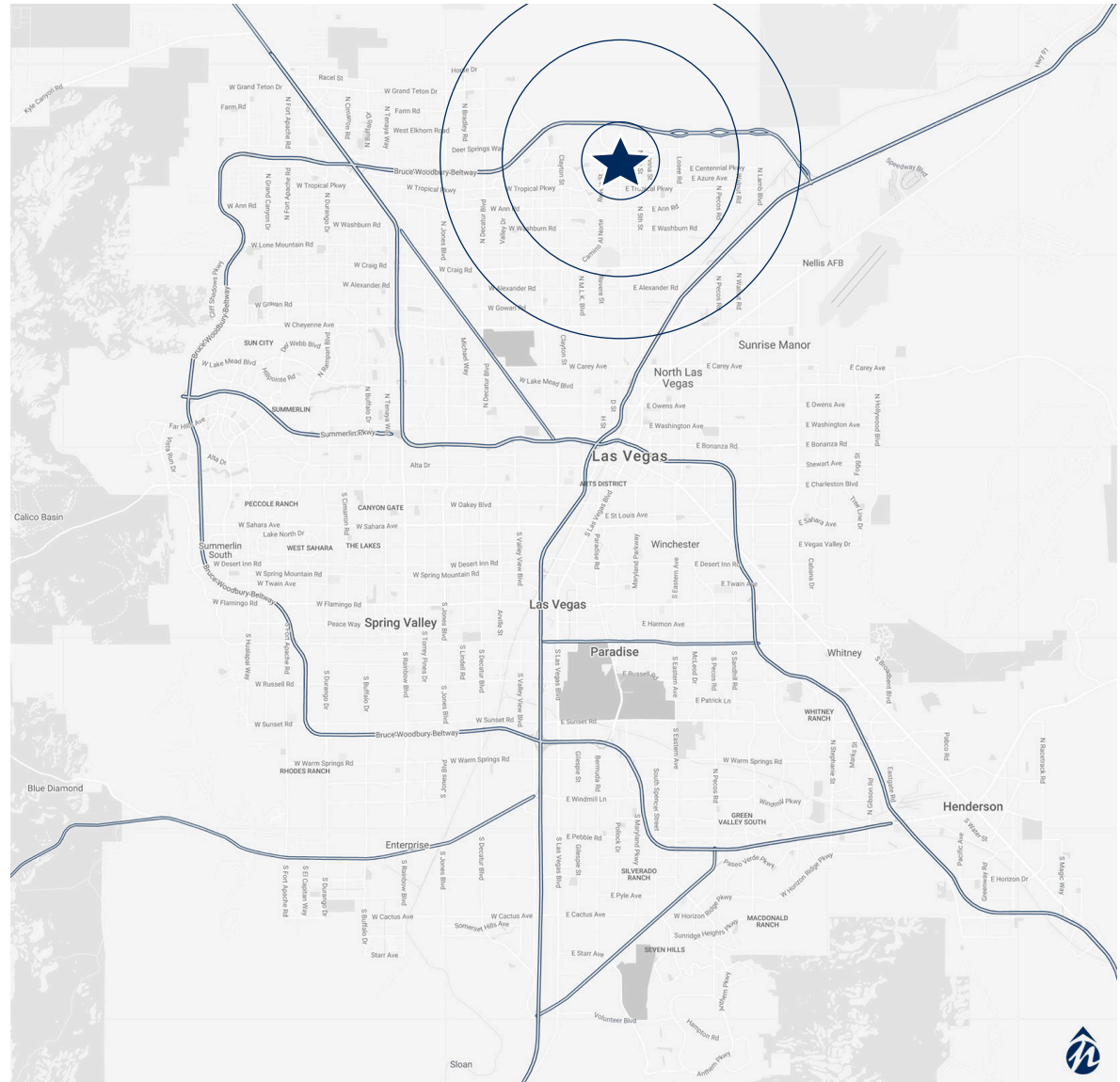
Number of Households

1-Mile	6,775
3-Mile	39,011
5-Mile	85,737



Daytime Population (Employees)

1-Mile	1,967
3-Mile	17,898
5-Mile	59,794



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CHAINLINKS
RETAIL ADVISORS

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