

# PAD FOR BTS OR GROUND LEASE ON HIGHWAY 160

680 S. NV Hwy 160 | Pahrump, NV 89048

Drive-Thru  
or Tavern  
Possible

SITE

AVAILABLE SF	Up to ±4,000 SF Building 0.53 Acres
JURISDICTION	Nye County
ZONING	General Commercial
PARCEL	038-261-16
RATES	Call for Details

## PROPERTY HIGHLIGHTS

- Can be drive thru, tavern, etc
- Site for development
- SF from 950 with double drive thru, up to 4,000 sf with no drive thru
- Excellent visibility from Highway 160
- Located next to one of the busiest drive thru's for Arby's nationwide

## NEARBY TENANTS



## 2023 DEMOGRAPHIC SNAPSHOT



**Population:** 13,932  
3-mile radius



**Average HH Income:** \$81,150



**Traffic Counts:** 21,963 vpd  
NV Hwy 160



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CHAINLINKS  
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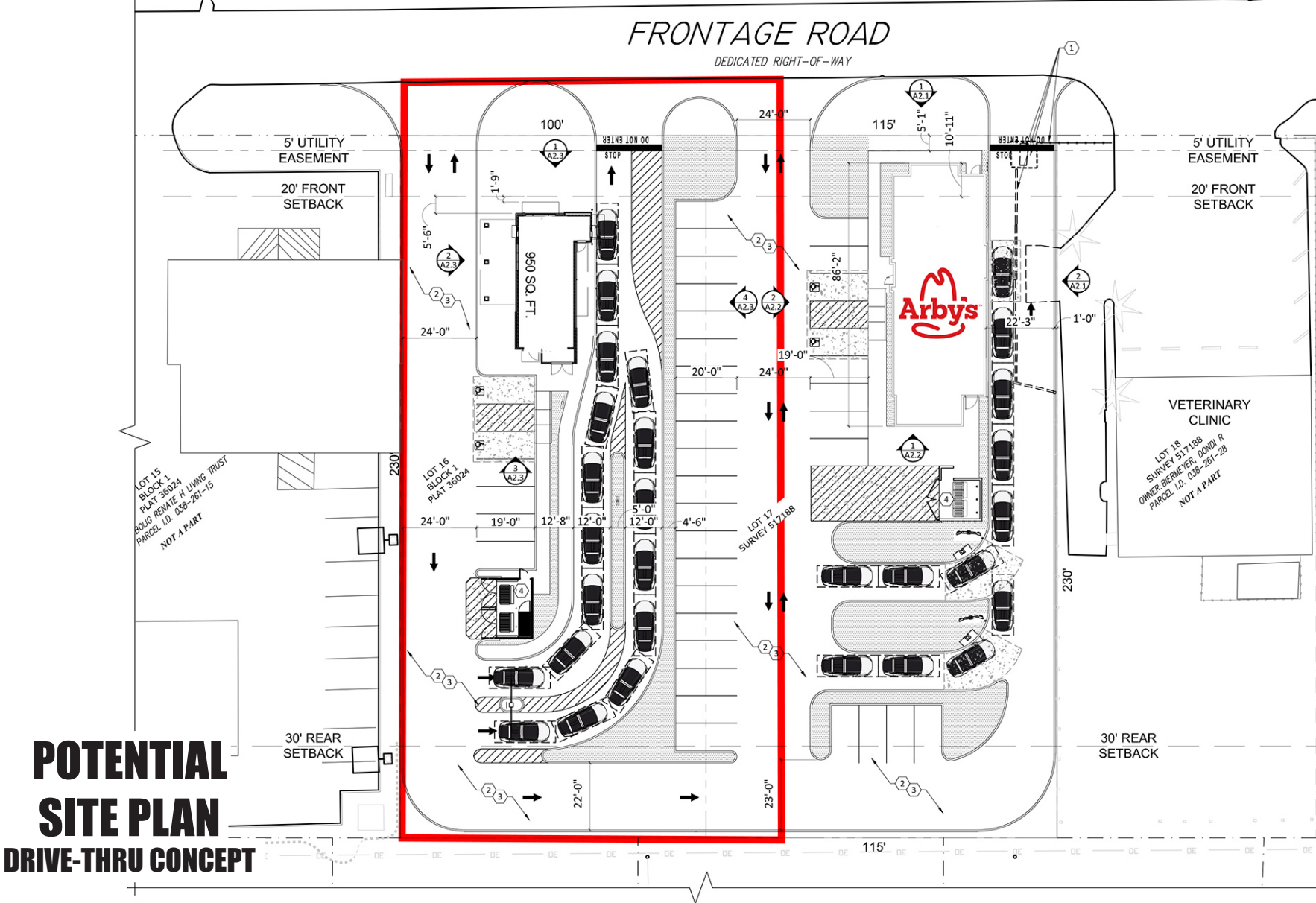
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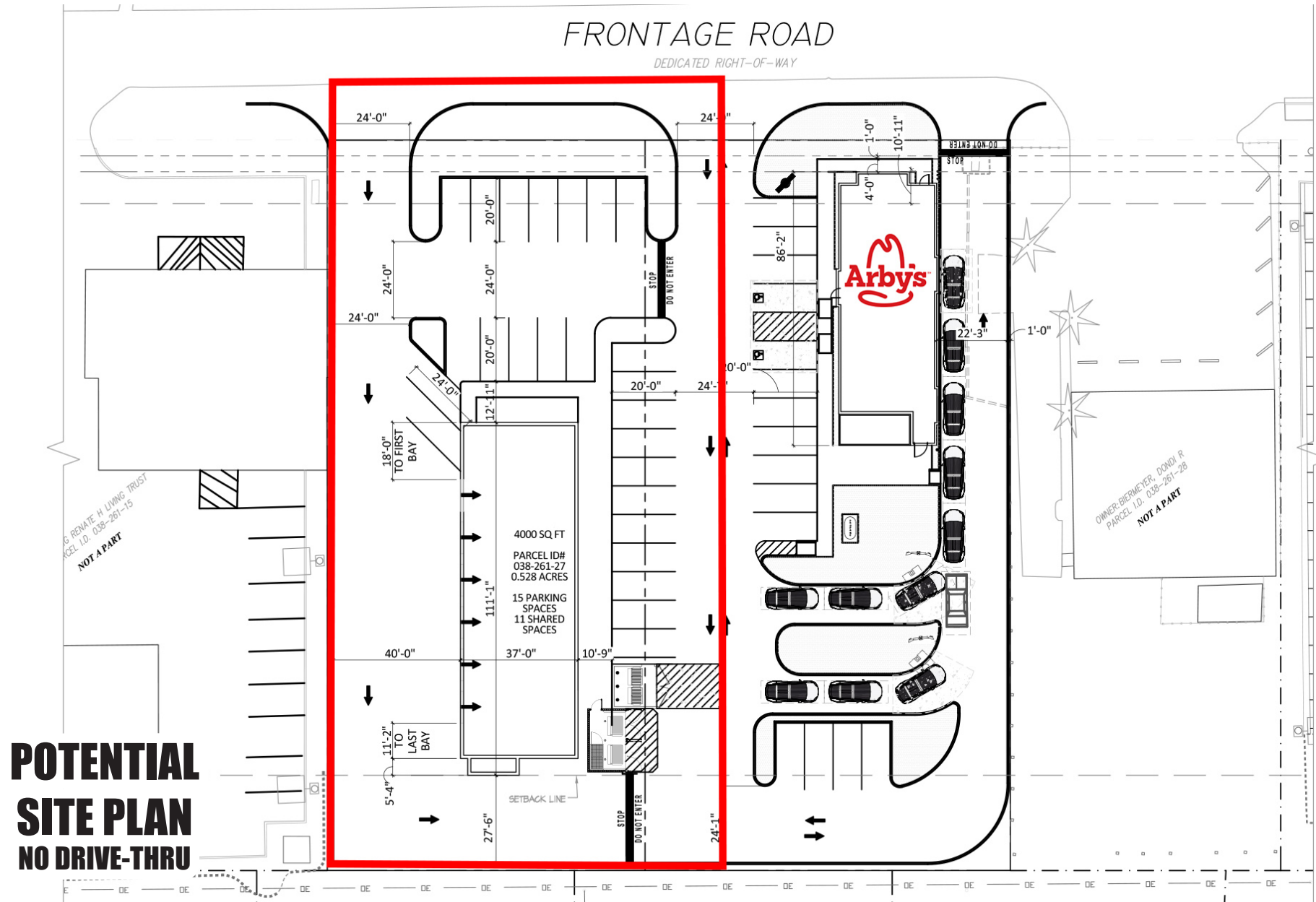




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## 2023 ESTIMATED DEMOGRAPHICS



### Population

3-Mile	<b>13,932</b>
5-Mile	<b>27,426</b>
Pahrump MSA	<b>54,348</b>



### Average Household Income

3-Mile	<b>\$81,150</b>
5-Mile	<b>\$82,379</b>
Pahrump MSA	<b>\$54,403</b>



### Number of Households

3-Mile	<b>6,119</b>
5-Mile	<b>11,704</b>
Pahrump MSA	<b>22,981</b>



### Daytime Population (Employees)

3-Mile	<b>3,737</b>
5-Mile	<b>4,593</b>
Pahrump MSA	<b>6,632</b>

## PAHRUMP, NEVADA



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