

PAD FOR BTS OR GROUND LEASE ON HIGHWAY 160

680 S. NV Hwy 160 | Pahrump, NV 89048



**Drive-Thru
or Tavern
Possible**

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: 3-mile radius	13,932
	Average HH Income:	\$81,150
	Traffic Counts: NV Hwy 160	21,963 vpd

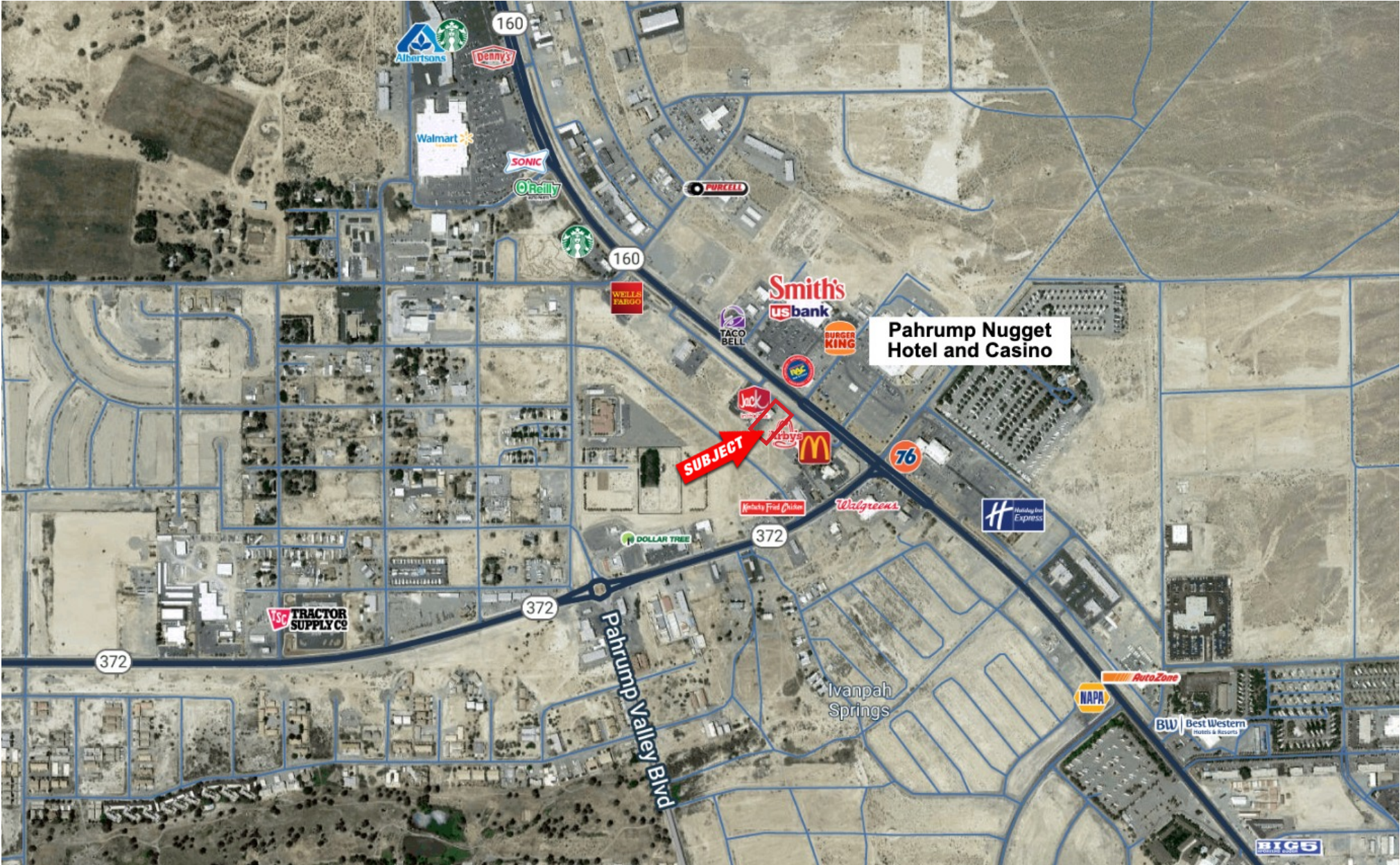


Contact: Christina M. Strickland, CCIM • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com



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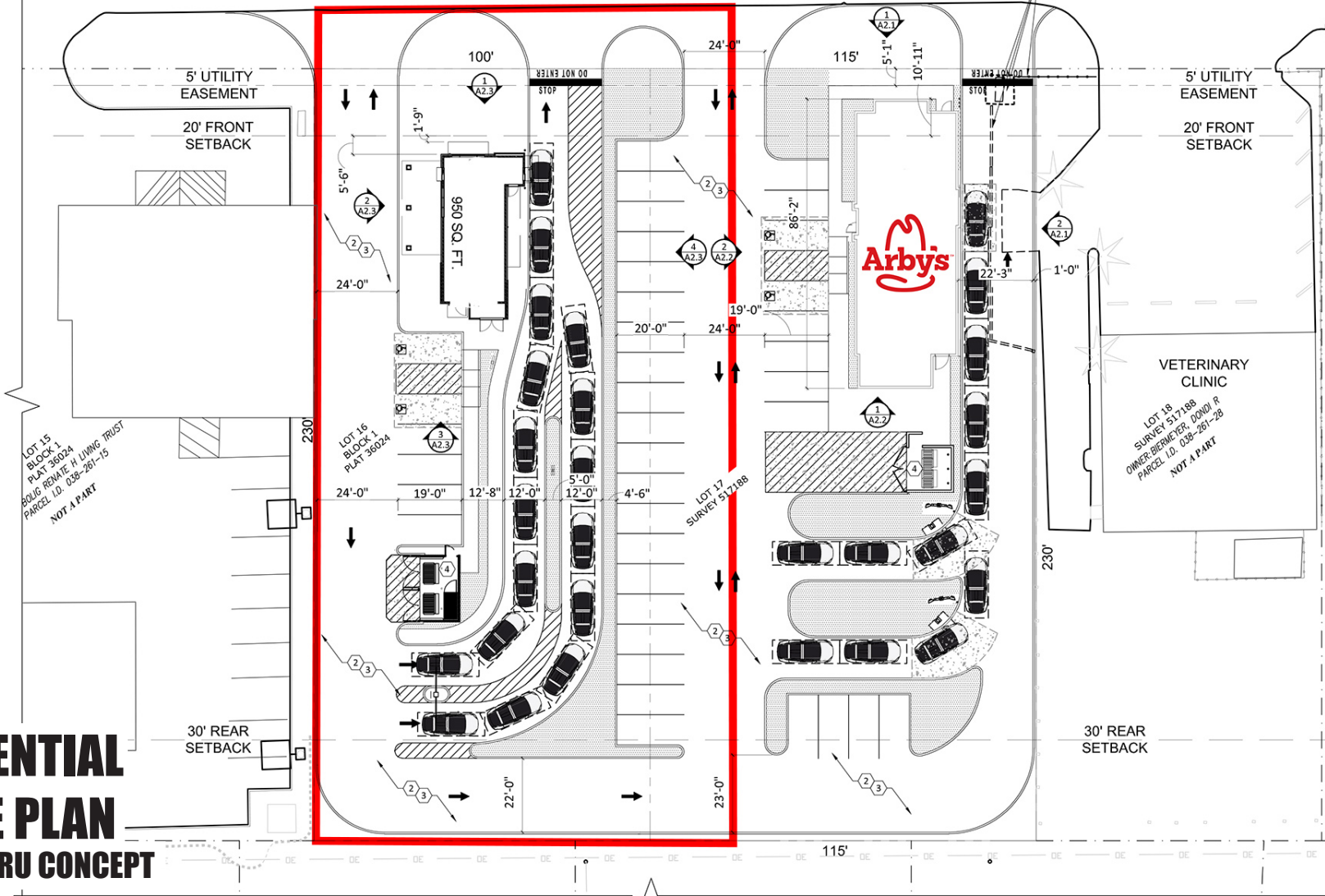


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FRONTAGE ROAD

DEDICATED RIGHT-OF-WAY



POTENTIAL
SITE PLAN
DRIVE-THRU CONCEPT

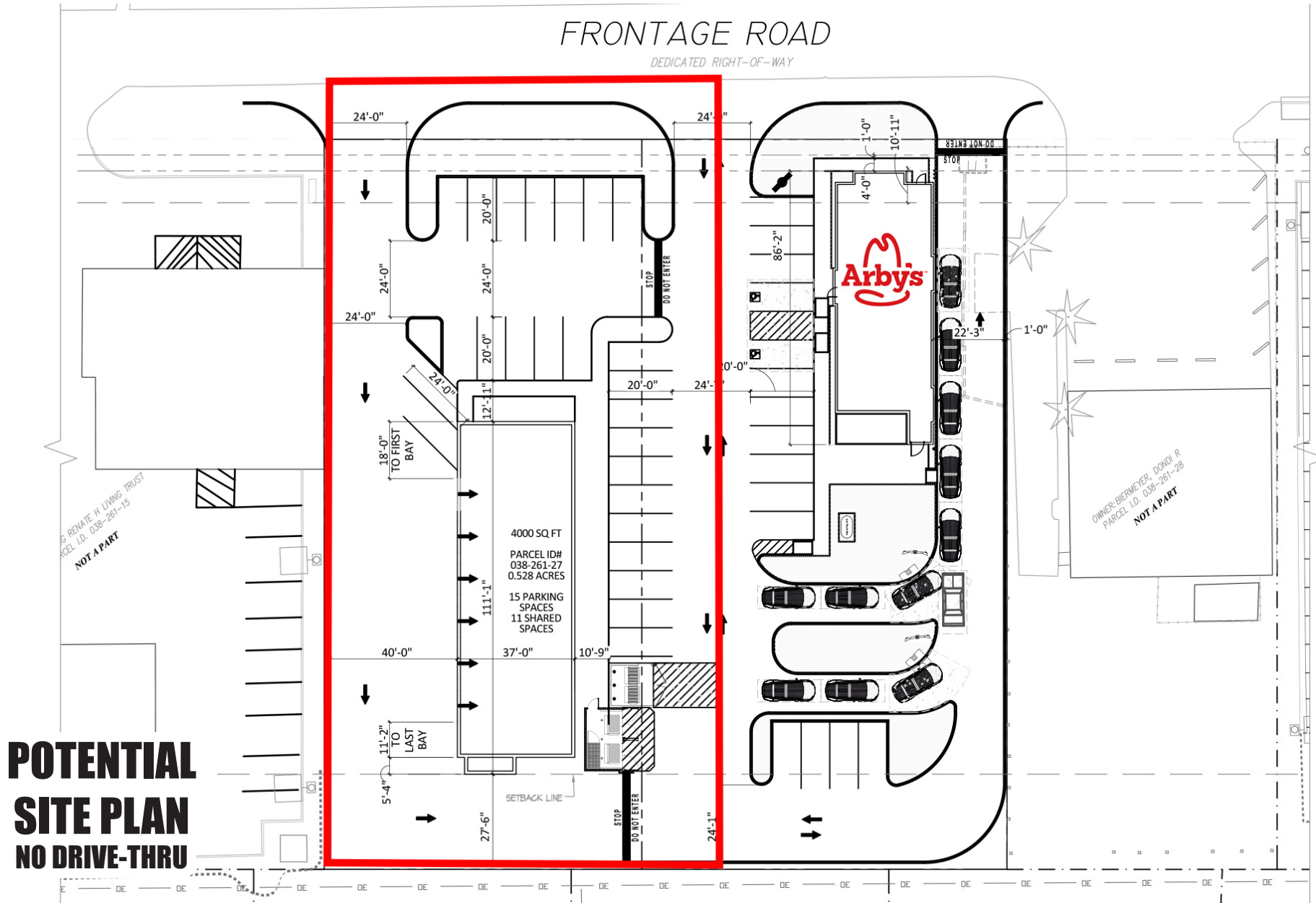


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2023 ESTIMATED DEMOGRAPHICS



Population

3-Mile	13,932
5-Mile	27,426
Pahrump MSA	54,348



Average Household Income

3-Mile	\$81,150
5-Mile	\$82,379
Pahrump MSA	\$54,403



Number of Households

3-Mile	6,119
5-Mile	11,704
Pahrump MSA	22,981



Daytime Population (Employees)

3-Mile	3,737
5-Mile	4,593
Pahrump MSA	6,632

PAHRUMP, NEVADA



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