

FOR LEASE > \$1.25-\$1.75 PSF (NNN \$0.35)

CHARLESTON BUFFALO PLAZA

1151-1181 SOUTH BUFFALO DRIVE, LAS VEGAS, NEVADA 89117



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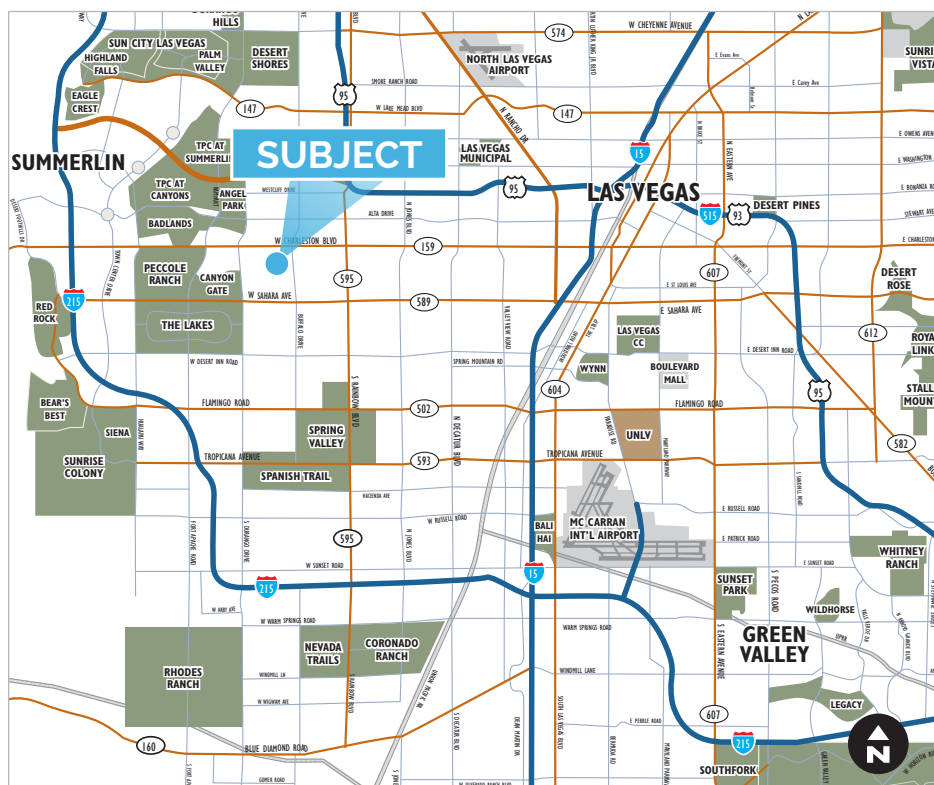
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3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
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www.colliers.com/lasvegas



PROPERTY HIGHLIGHTS

- ±600 SF Dental Office Available
- Dense Residential Population, Highly Trafficked Intersection
- Convenience store, fast food, and many retail businesses within center
- ±1,200 SF Office Space Available
- 1,210 Hair Salon Space Available. Please Do Not Disturb Tenant

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,305	167,921	480,627
INCOME	\$54,447	\$54,816	\$53,544
HOUSING	8,125	72,604	208,472
HOUSEHOLDS	7,472	67,583	192,909

Claritas 2015

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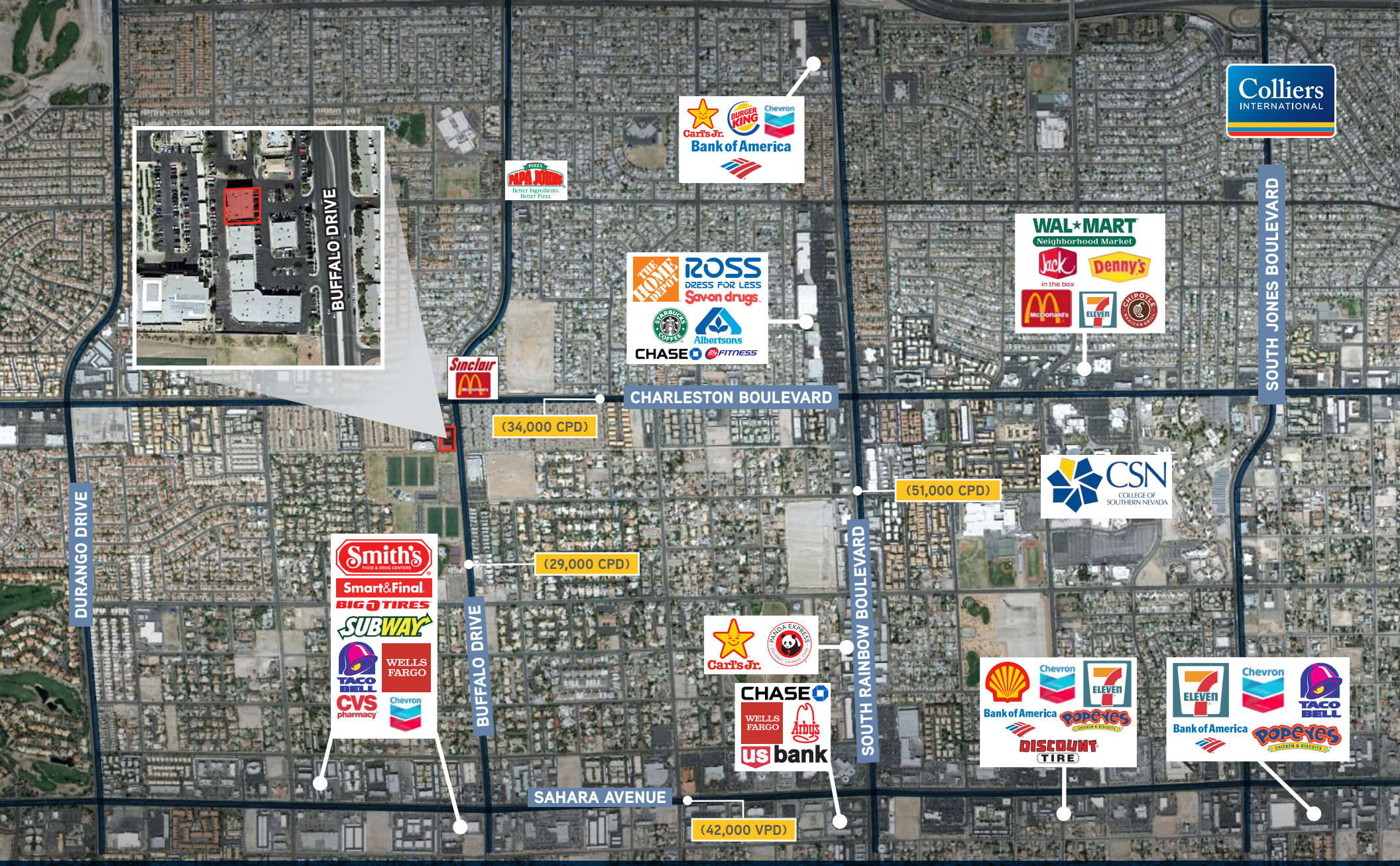
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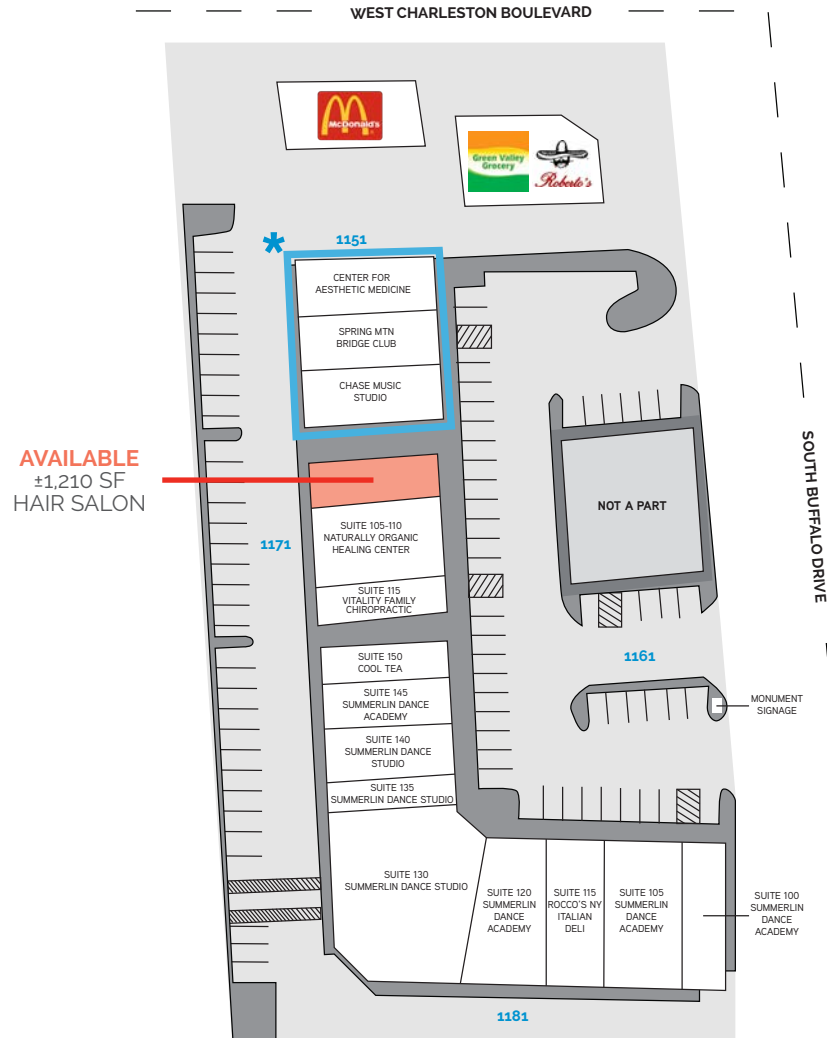
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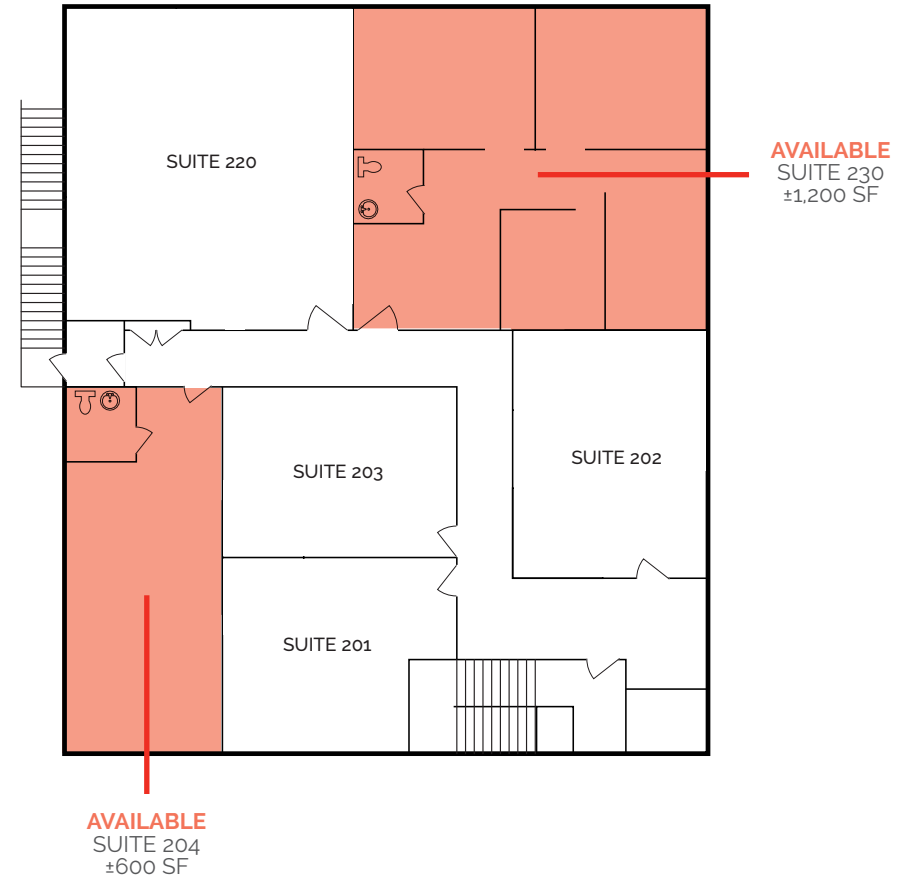
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INTERNATIONAL



* SECOND FLOOR



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