

FOR LEASE > GROUND UP DEVELOPMENT: GROUND LEASE OR BUILD-TO-SUIT

SAHARA CROSSINGS

2440, 2312, 2300 SOUTH MARYLAND PARKWAY &
1120, 1140 EAST SAHARA AVENUE, LAS VEGAS, NEVADA 89104

SAHARA AVENUE (49,000 CPD)

MARYLAND PARKWAY (41,000 CPD)

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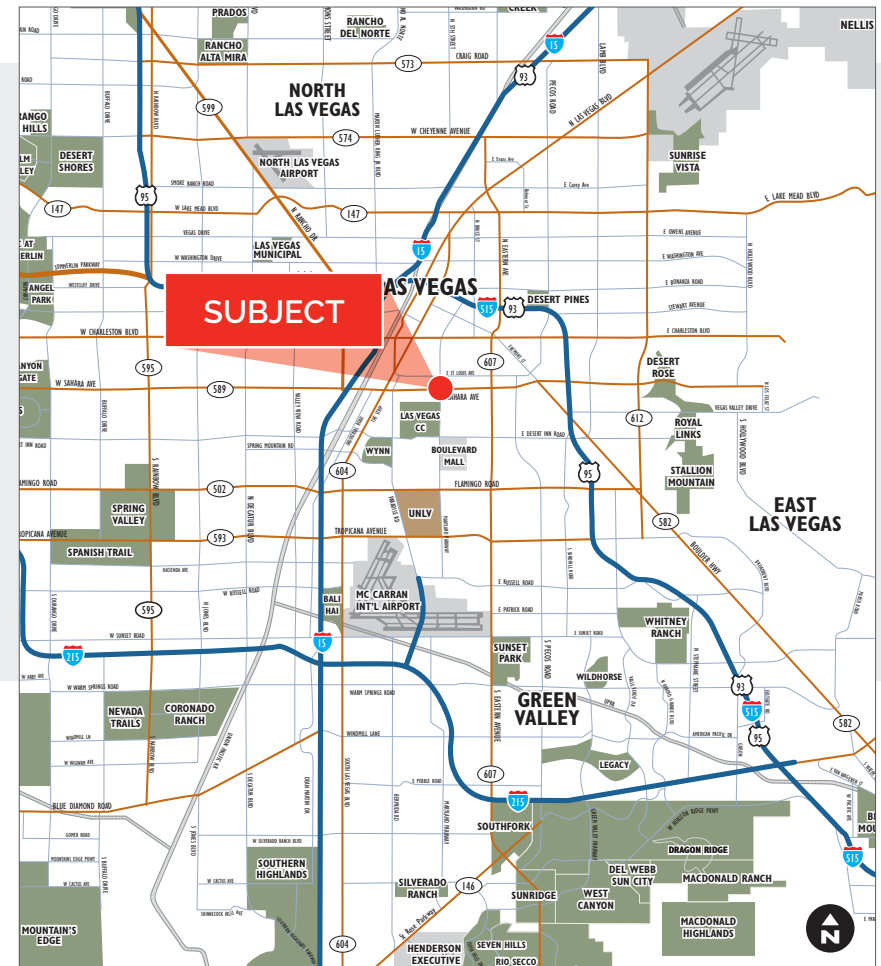


PROPERTY HIGHLIGHTS

- ±4.34 Acre Redevelopment
- Pad Sites Available With Drive-Thru's
- Zoned C1
- Tenant Improvement Allowance Available
- Ground Lease Or Build-To-Suit
- APNs: 162-03-802-001, 002, 003, 004, 005, 006, 007, 008, 009
- Traffic Counts:
 - Sahara Avenue: 49,000 CPD
 - Maryland Parkway: 41,000 CPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	25,227	191,491	533,851
INCOME	\$38,377	\$33,622	\$35,823
HOUSING	11,197	87,218	217,571
HOUSEHOLDS	9,883	79,026	199,363

Claritas 2015



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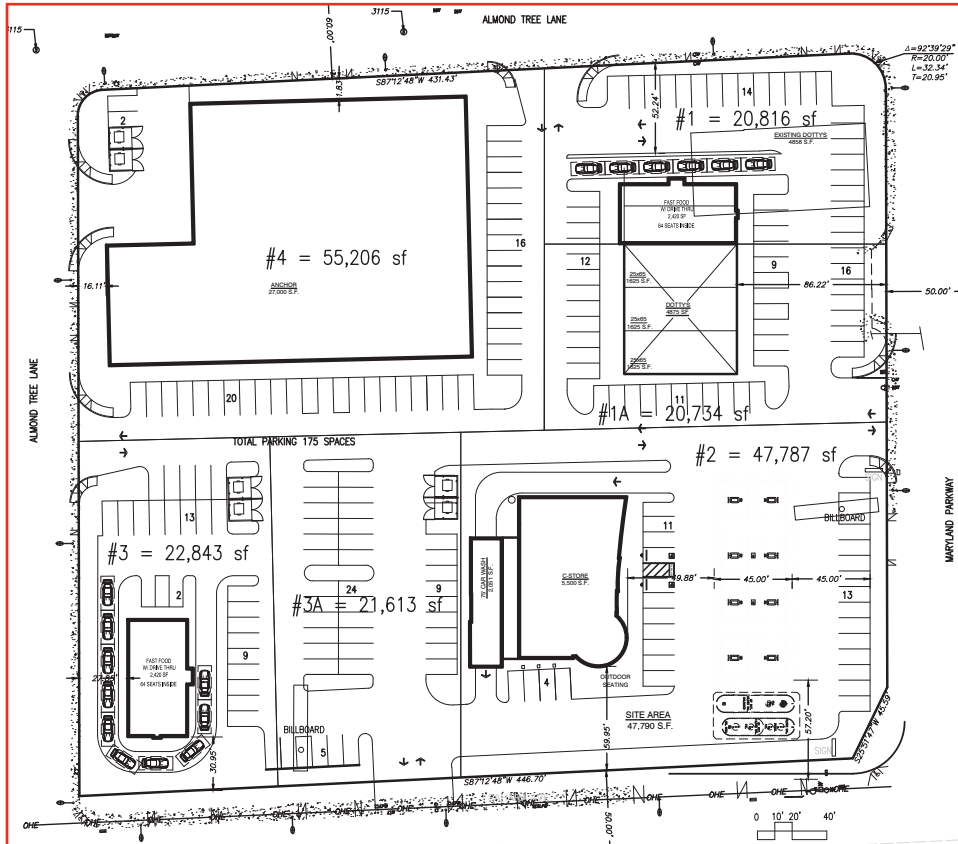
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INTERNATIONAL



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