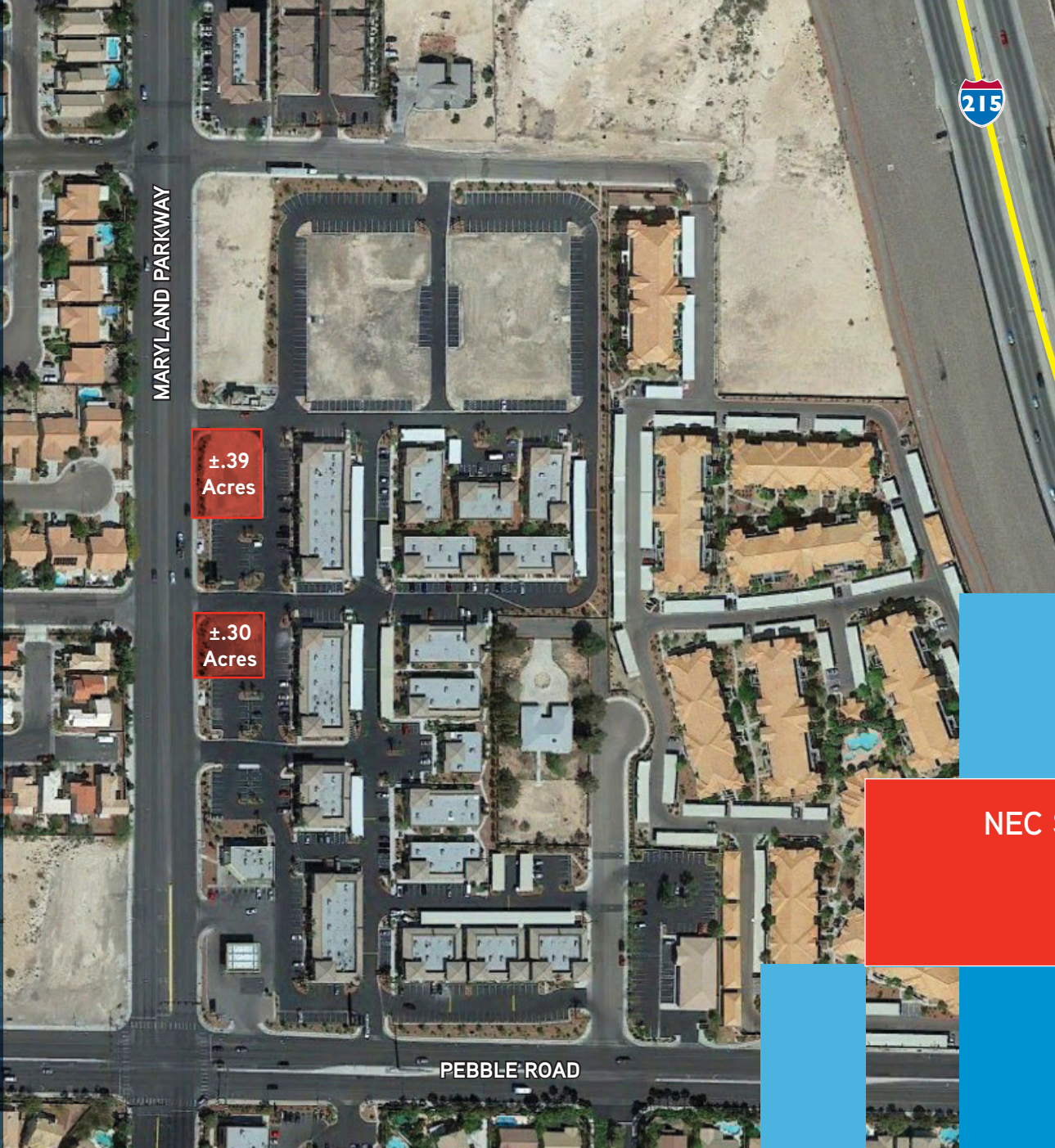


Maryland Parkway & Pebble Road



RETAIL PADS

FOR SALE/LEASE/BTS

NEC SOUTH MARYLAND PARKWAY
& PEBBLE ROAD

LAS VEGAS, NEVADA 89123

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RETAIL PADS FOR SALE / LEASE / BTS

PROPERTY FEATURES

- 177-14-410-006
 - ±.30 Acres - can accommodate up to ±3,500 SF building
 - 18 Parking Spaces
 - **ASKING PRICE: \$300,000**
- 177-14-410-007
 - ±.39 Acres - can accommodate up to ±5,000 SF building
 - 21 Parking Spaces
 - **ASKING PRICE: \$400,000**
- Approximately one (1) mile from I-215 Beltway
- Zoned Clark County Local Business (C-1)
- Pads Located in Front of 95k SF Retail/Office Park

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population:	23,852	88,748	149,793
AVG. HH. Income:	\$67,305	\$68,816	\$71,047

Claritas 2015

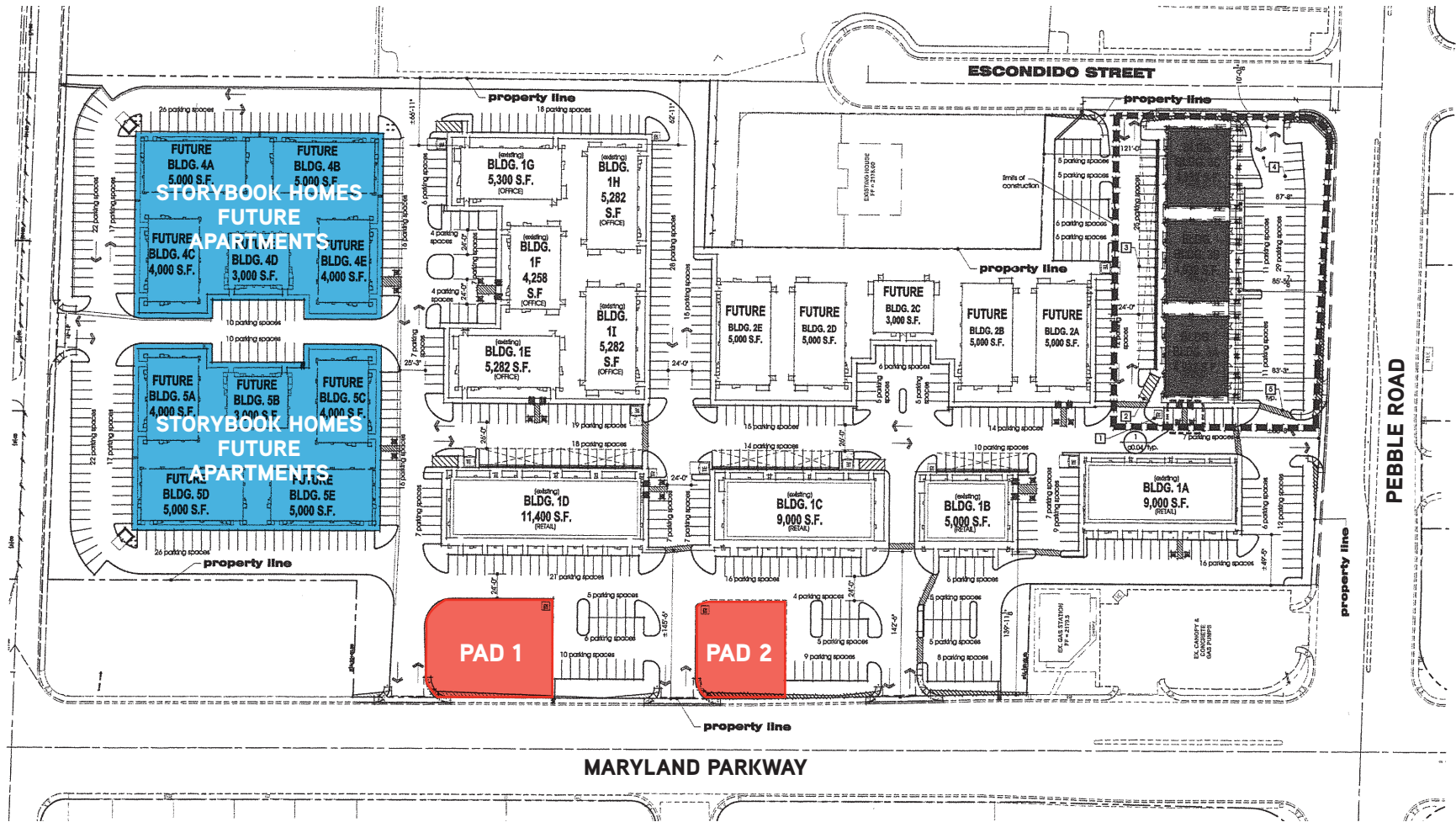


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Maryland Parkway & Pebble Road



PAD 1: ±.39 Acres - can accommodate up to ±5,000 SF building
 PAD 2: ±.30 Acres - can accommodate up to ±3,500 SF building

SITE PLAN

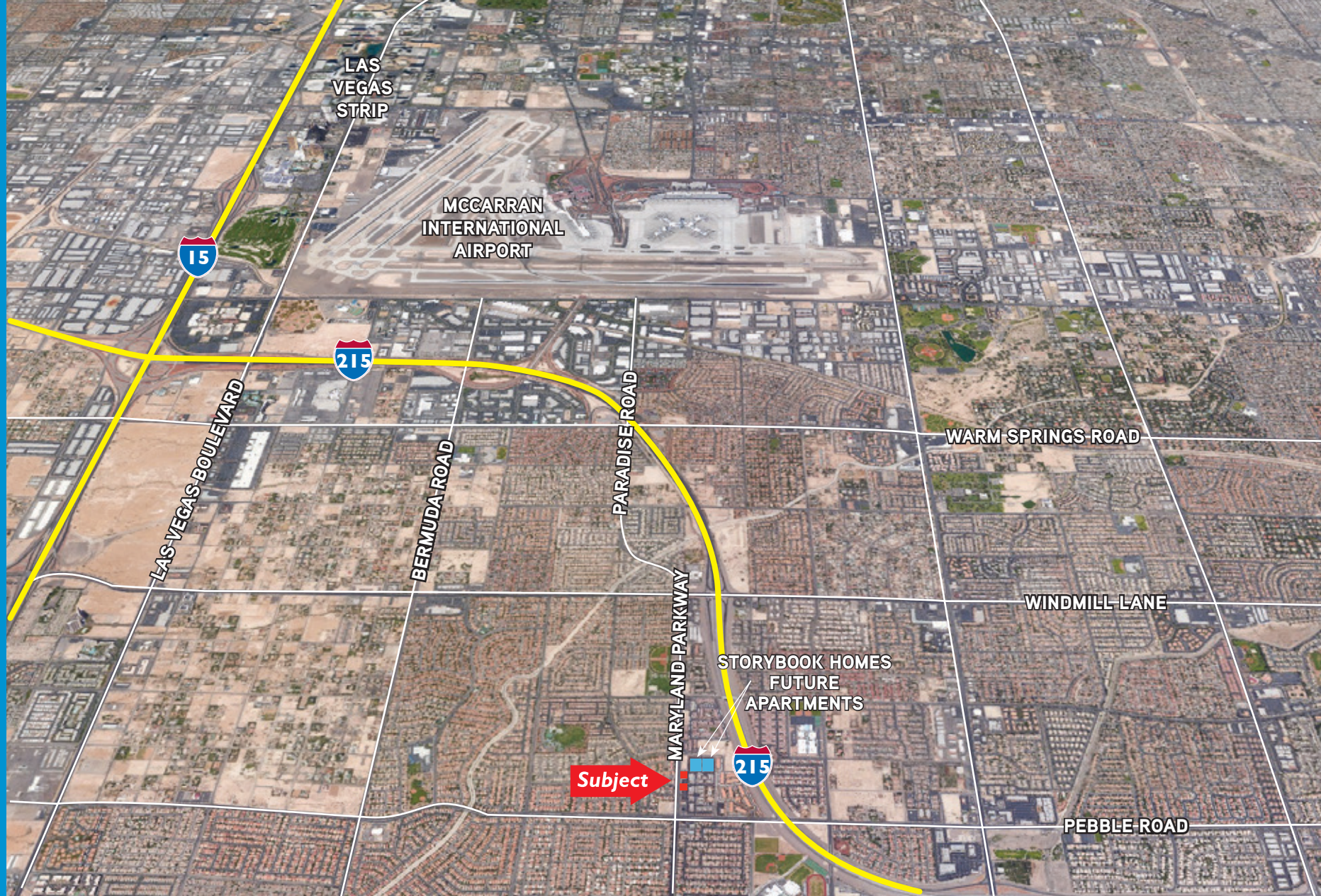
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AERIAL

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