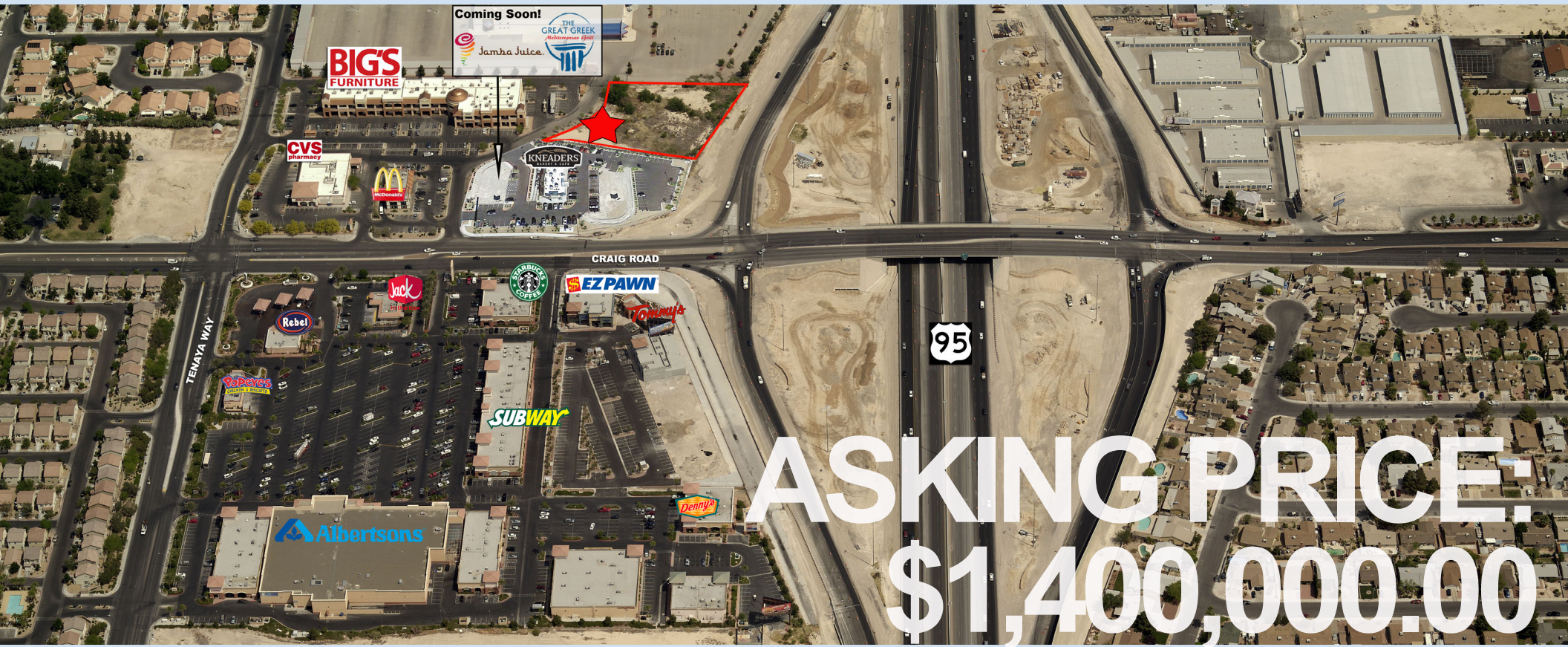


LAND FOR SALE | RETAIL

NWC Craig Rd. & US-95, Las Vegas, NV 89129



ASKING PRICE:
\$1,400,000.00

N/NWC Craig Road & US-95

The subject property is a \pm 1.84 acre parcel located north of the northwest corner of Craig Rd. & US-95 in Las Vegas, NV. It is located immediately adjacent to US-95 and features excellent visibility to the freeway.

Major amenities located within close proximity include an Albertson's grocery store, Santa Fe Station Hotel and Casino, Mountain View Hospital, and the Los Prados Golf & Country Club.

- Freeway-Adjacent Pylon Signage Available
- CC&Rs allow up to 24,000 sf. of single story building

Population

1 Mile: 19,549
3 Mile: 141,258
5 Mile: 408,066

Average Household Income

1 Mile: \$47,478
3 Mile: \$80,631
5 Mile: \$79,248

Land Size

\pm 1.84 Acres

Parcel

138-03-611-008

Zoning

Limited Commercial District (C-1)

Traffic Counts

Craig Road, 0.2 miles West of Tenaya Way

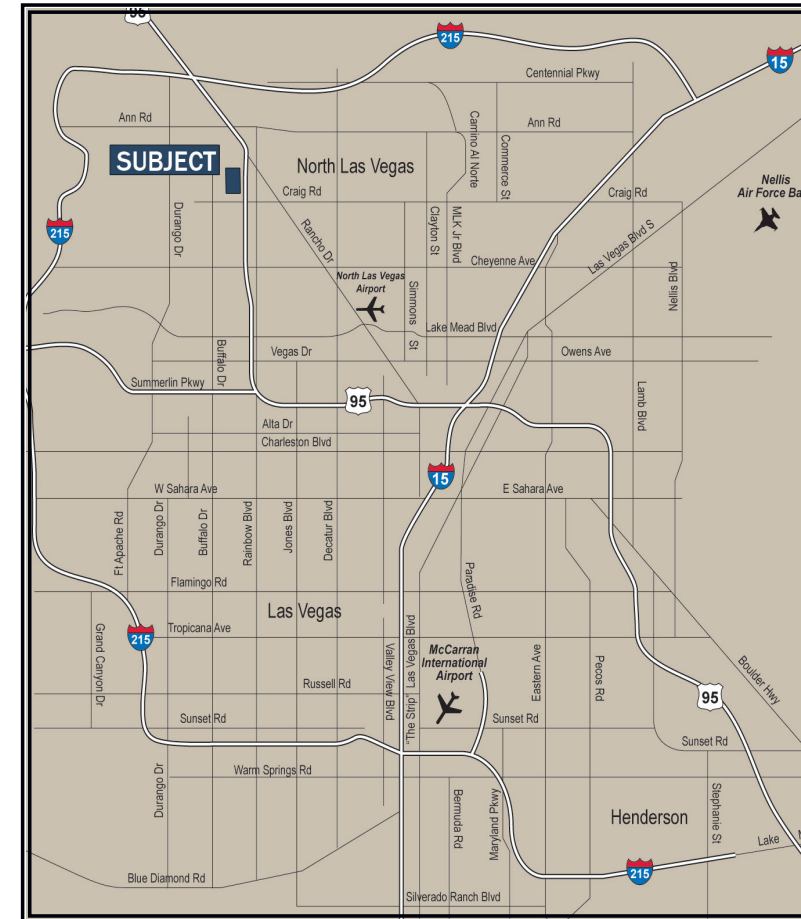
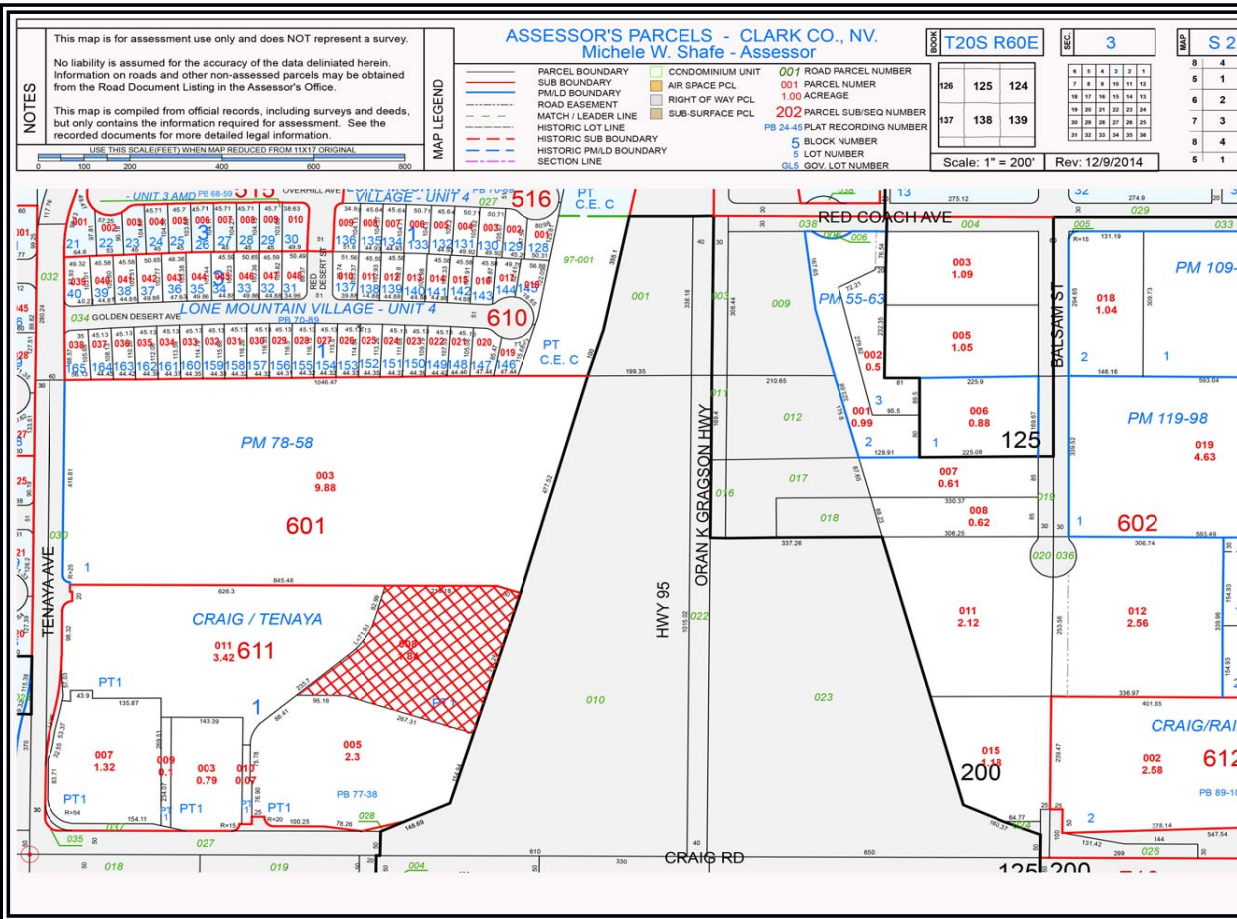
30,000 Cars per Day

US-95, .1 mile South of the Craig Intch.:

146,000 Cars per Day

LAND FOR SALE | RETAIL

NWC Craig Rd. & US-95, Las Vegas, NV 89129



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