

5120 S. DECATUR BLVD.

LAS VEGAS, NV 89118





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE: $\pm 1,440$ SF

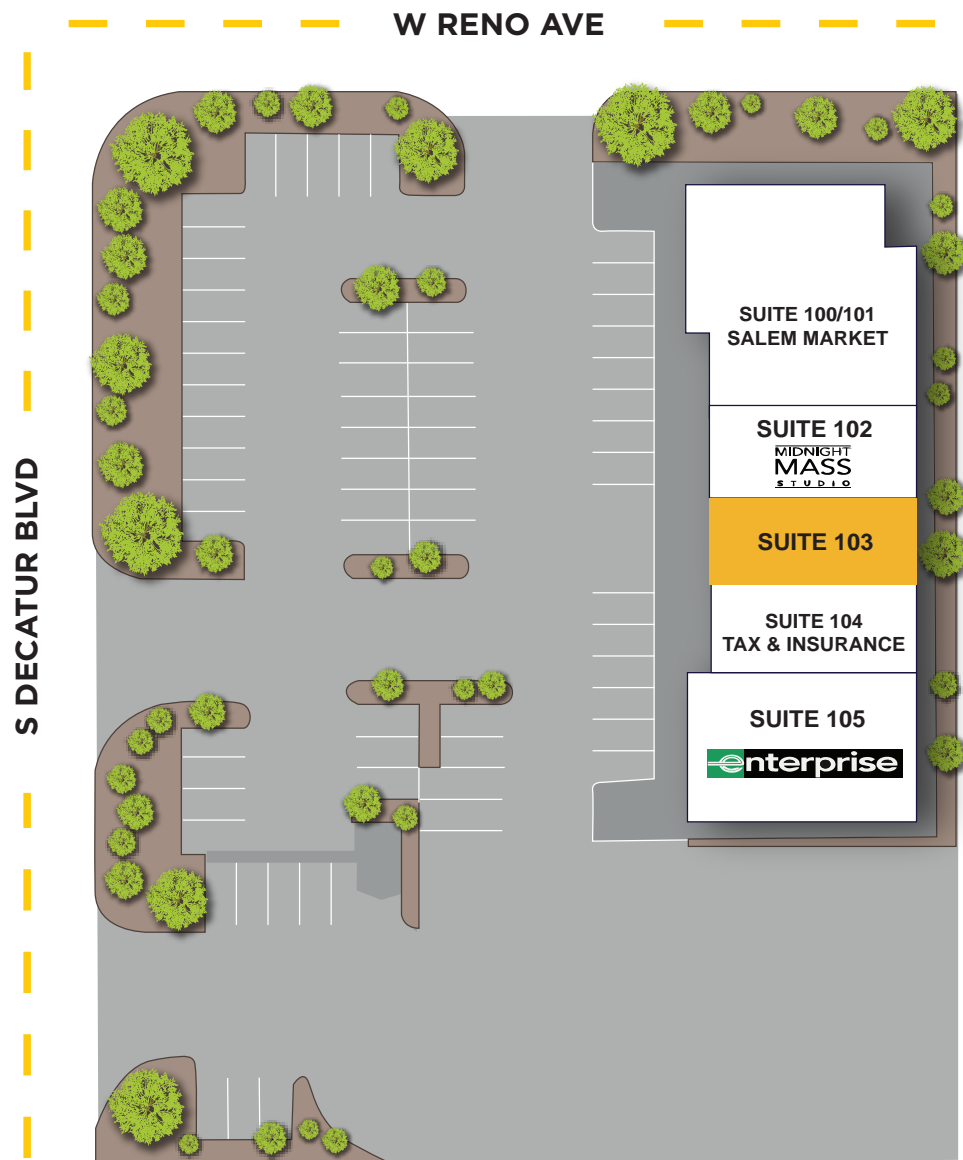
APN: 162-30-201-001

ZONING: INDUSTRIAL PARK (IP)

OPPORTUNITY BENEFITS

- Rare small retail flex space available
- Highly Visible Corner Locate at Decatur Blvd. & Reno Ave. in a well-maintained multi-tenant complex
- Street Frontage with maximum exposure along busy Decatur Blvd.
- Strategically Positioned on a thriving Industrial Business Park
- Just minutes from I-15 Freeway via the Tropicana Avenue interchange

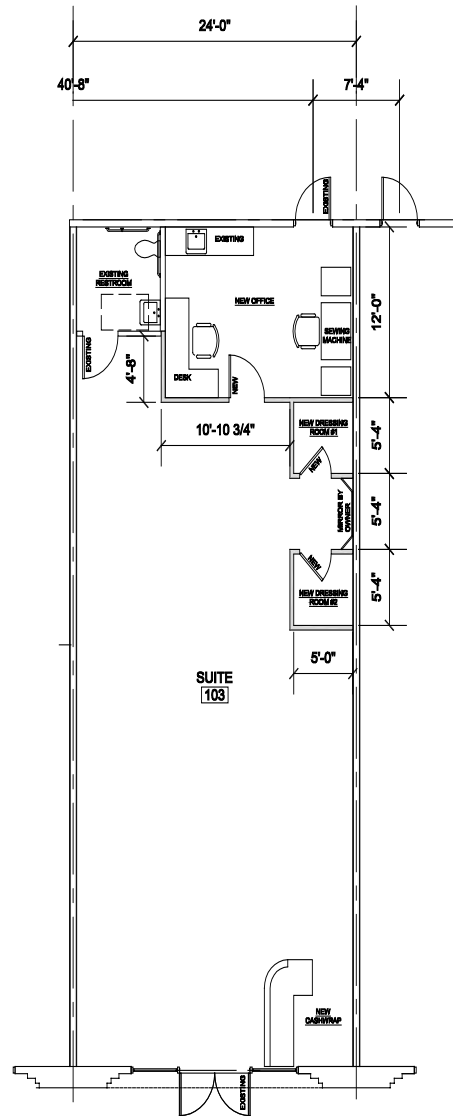
SITE PLAN



SUITE	TENANT	SF
100/101	SALEM MARKET	4,275
102	MIDNIGHT MASS STUDIO	1,440
103	AVAILABLE	1,440
104	TAX & INSURANCE	1,440
105	ENTERPRISE CAR RENTAL	2,835

■ LEASED ■ AVAILABLE

FLOOR PLAN



AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

1 MILE	20,051
3 MILES	117,511
5 MILES	381,687

AVG HH INCOME

1 MILE	\$84,573
3 MILES	\$96,143
5 MILES	\$104,887

TRAFFIC COUNTS

TROPICANA AVE.	36,000 VPD
DECATUR BLVD.	28,200 VPD



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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**CUSHMAN &
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5120 S DECATUR BLVD



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