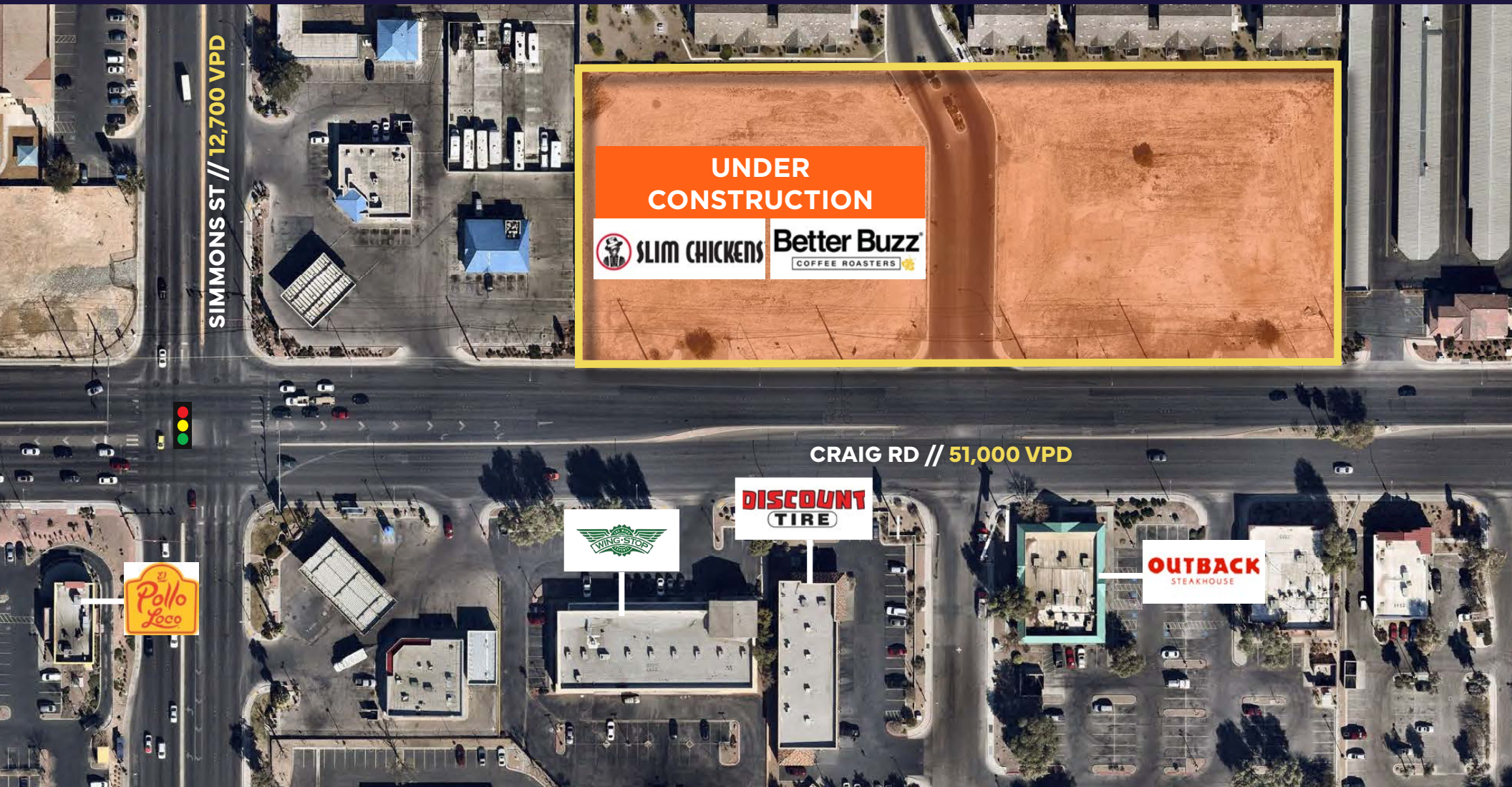


CRAIG RD. & SIMMONS STREET

NORTH LAS VEGAS, NV 89032





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

AVAILABLE SPACE: **±5,000 - ±7,000 SF**

LOT SIZE: **±3.84 ACRES**

RENT: **INQUIRE WITH BROKER**

ZONING: **C-1**

OPPORTUNITY BENEFITS



Excellent opportunity in a heavy traffic area. Within close proximity to Walmart and new EOS location



Just east of US Hwy 95 Freeway



Parcels located near rapidly growing housing area. New construction communities nearby.

SITE PLAN



573 W CRAIG ROAD

PAD	TENANT	SQ FT
A	AVAILABLE	7,000
B	AVAILABLE	5,000
C	BETTER BUZZ COFFEE (UNDER CONSTRUCTION)	2,400
D	SLIM CHICKENS (UNDER CONSTRUCTION)	3,250

DRIVE TIME & DEMOGRAPHICS

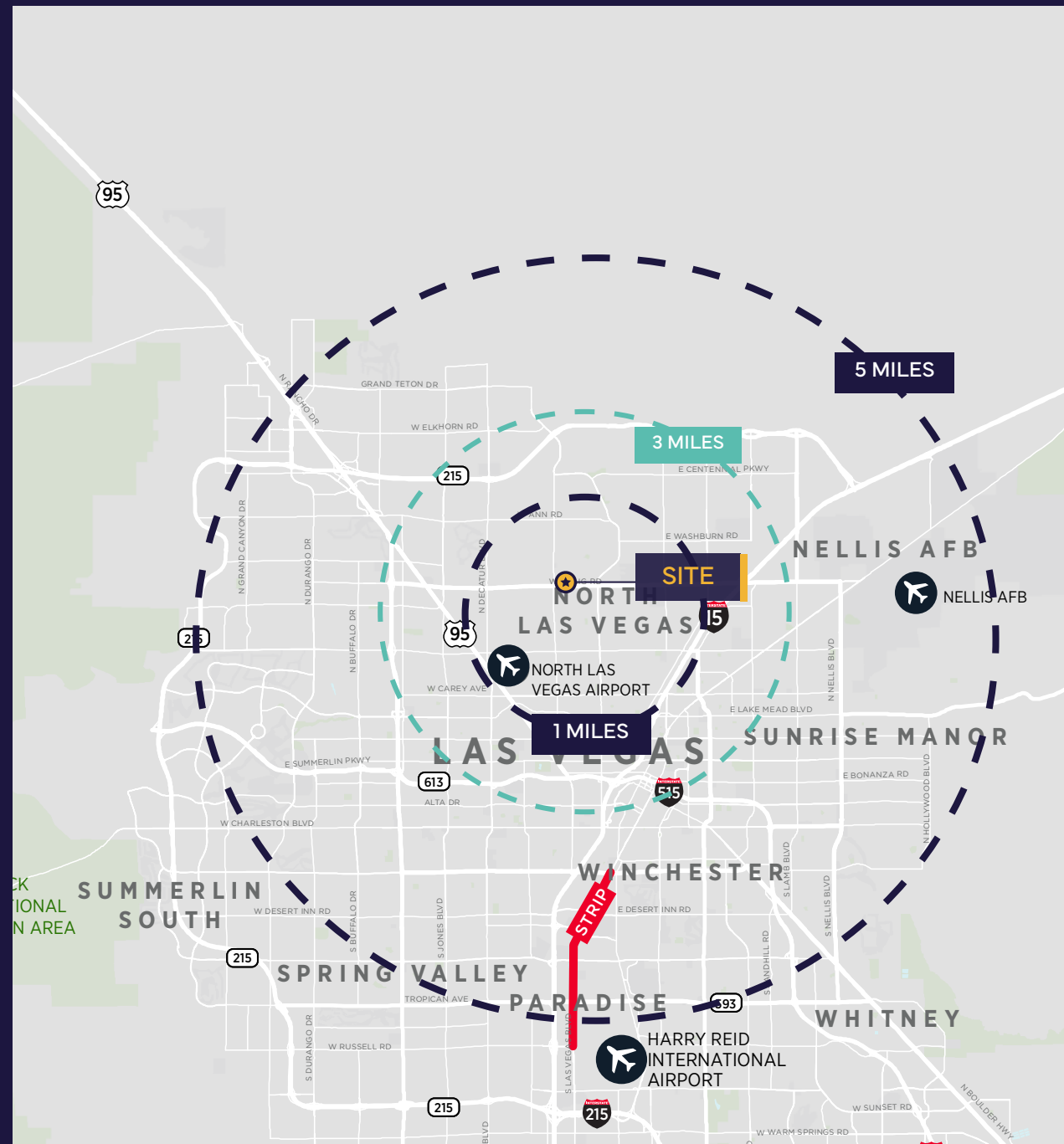
1 MILE	19,471
3 MILES	160,193
5 MILES	433,092

AVG HH INCOME

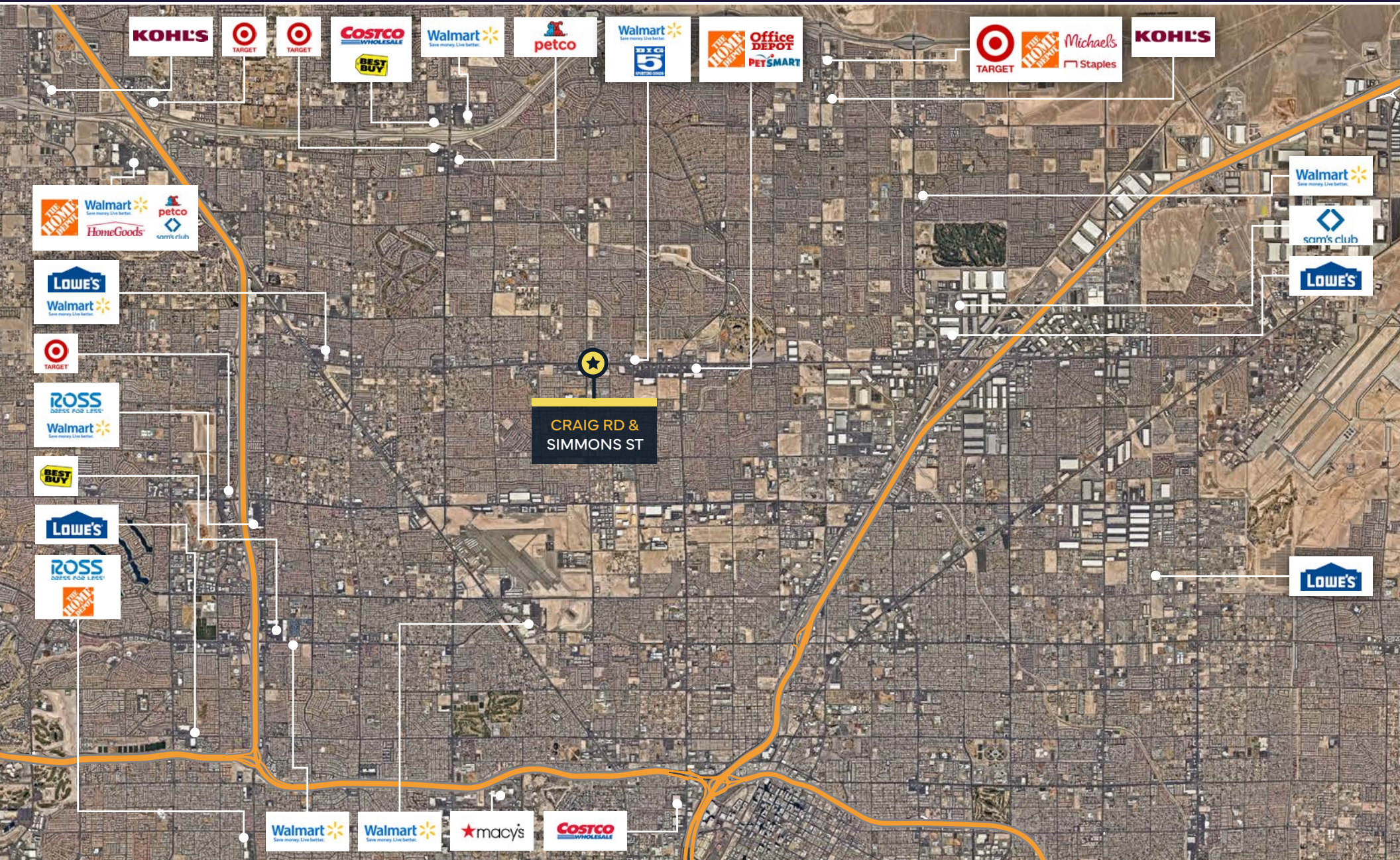
1 MILE	\$74,173
3 MILES	\$77,457
5 MILES	\$75,162

OF HOUSEHOLDS

1 MILE	6,254
3 MILES	52,486
5 MILES	140,823



AMENITIES & TRANSIT



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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CRAIG RD. & SIMMONS ST. 

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