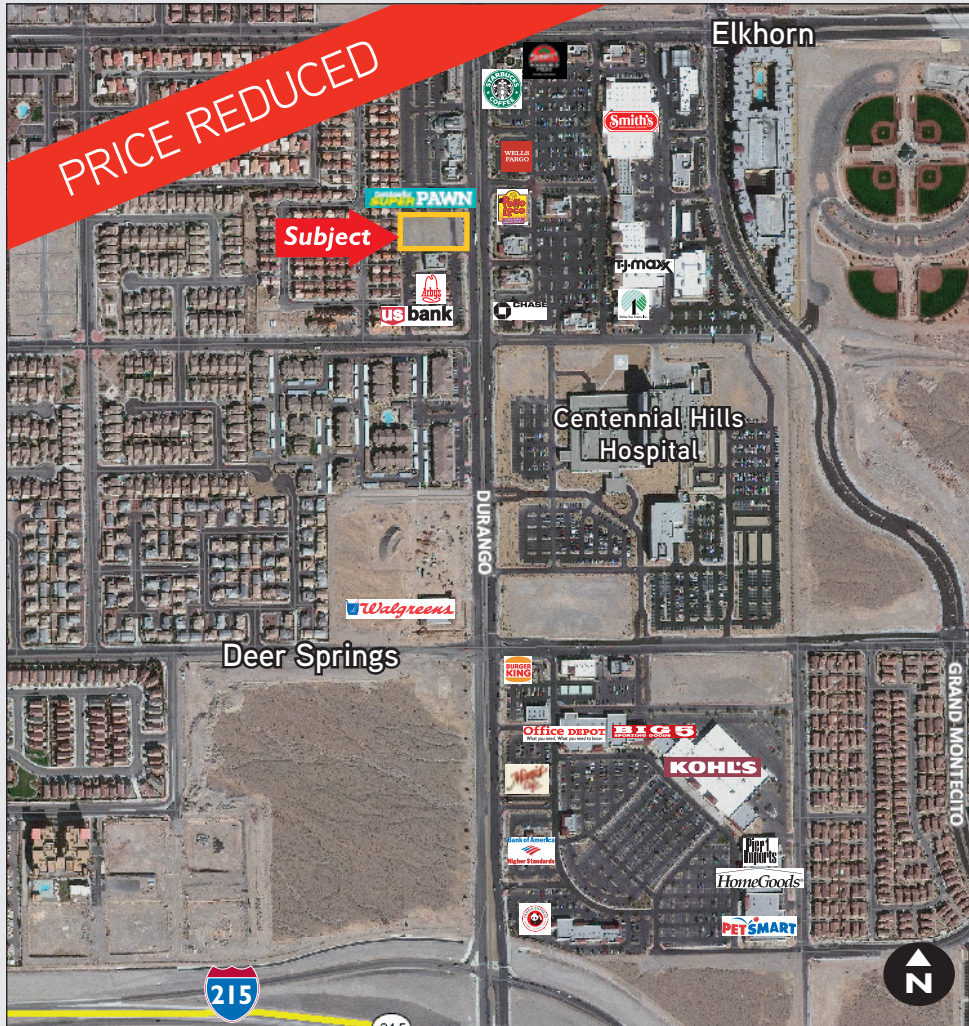


GROUND LEASE AVAILABLE > Bank Owned ±1.0 Acre for Lease

South of SWC of N. Durango & Elkhorn



LAS VEGAS | NEVADA | 89149 | APN: 125-20-114-003



PROPERTY DETAILS

APN:	125-20-114-003
Size:	±1.0 Acre
Zoning:	T-C Zoning (Town Center District)
Jurisdiction:	Las Vegas
2013 Annual Property Taxes:	\$4,040.34
Asking Rent:	\$75,000/Year 1 NNN

SITE OVERVIEW

- MOST ON-SITE IMPROVEMENTS COMPLETED
- Excellent frontage on N. Durango
- 2011 annual average daily traffic count of 24,000 on Durango .1 mile South of US 95
- Ideal for bank, fast food, restaurant, free-standing retailer

Radius	Estimated 2013 Population	Estimated 2013 Avg. HH Income
1 Mile	19,942	\$71,098
2 Mile	58,017	\$76,384
3 Mile	85,994	\$79,919

DATA SOURCE: CLARITAS 2013

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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