

FOR LEASE



PROPERTY DETAILS

2555 E TROPICANA, LAS VEGAS, NV 89121

- Massive Traffic Counts - 90,000+ Cars Per Day at Tropicana & Eastern Avenues
- 33,000 SF Anchor Space
- Proposed Pad Available ± 2,500-3,000 SF
- End Cap Shop Space Available ± 4,000 SF
- Excellent Visibility with Great Sign Exposure
- Densely Populated Trade Area
 - » Cross Access with Adjacent Shopping Center at Intersection

2023 DEMOS

EST. POPULATION

1 MILE » 27,904
3 MILE » 153,726
5 MILE » 428,621

EST. HOUSEHOLDS

1 MILE » 12,398
3 MILE » 66,285
5 MILE » 176,568

EST. AVERAGE HH INCOME

1 MILE » \$73,287
3 MILE » \$69,953
5 MILE » \$75,782



MOUNTAIN WEST
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**FULL SERVICE
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312 East South Temple
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SITE PLAN

NAP
 LEASED
 AVAILABLE

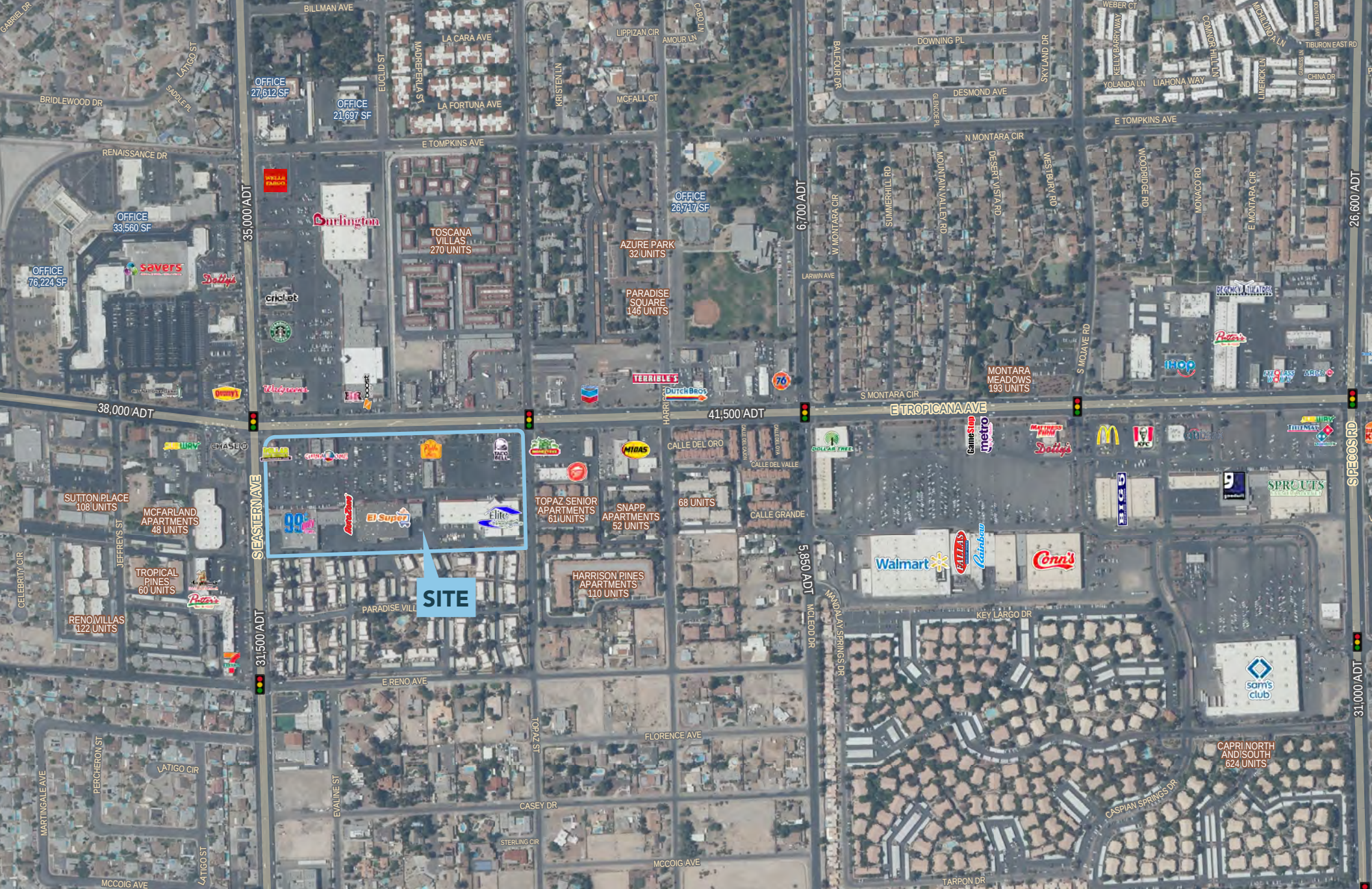


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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.