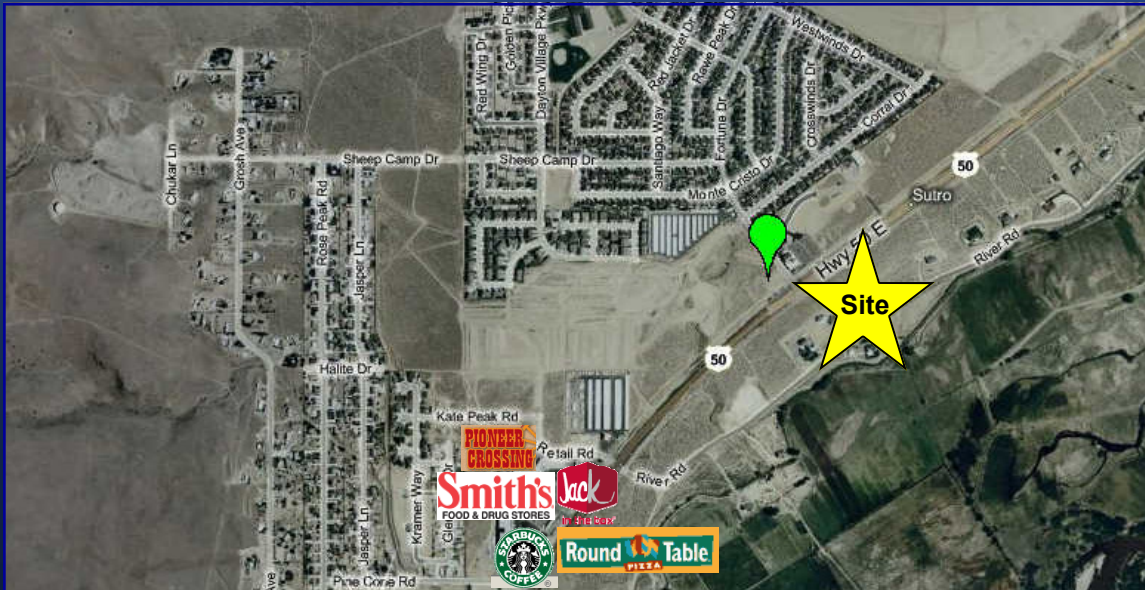


FOR SALE: 50 RIVER ROAD, DAYTON, NEVADA

5.19 ACRE C-2 COMMERCIAL PARCEL



EXCLUSIVELY OFFERED BY:



BRAD BONKOWSKI, CCIM
ANDIE WILSON, CCIM
775/721-2980
775/888-6168

E-MAIL: BRANDIE.LLC@PRODIGY.NET



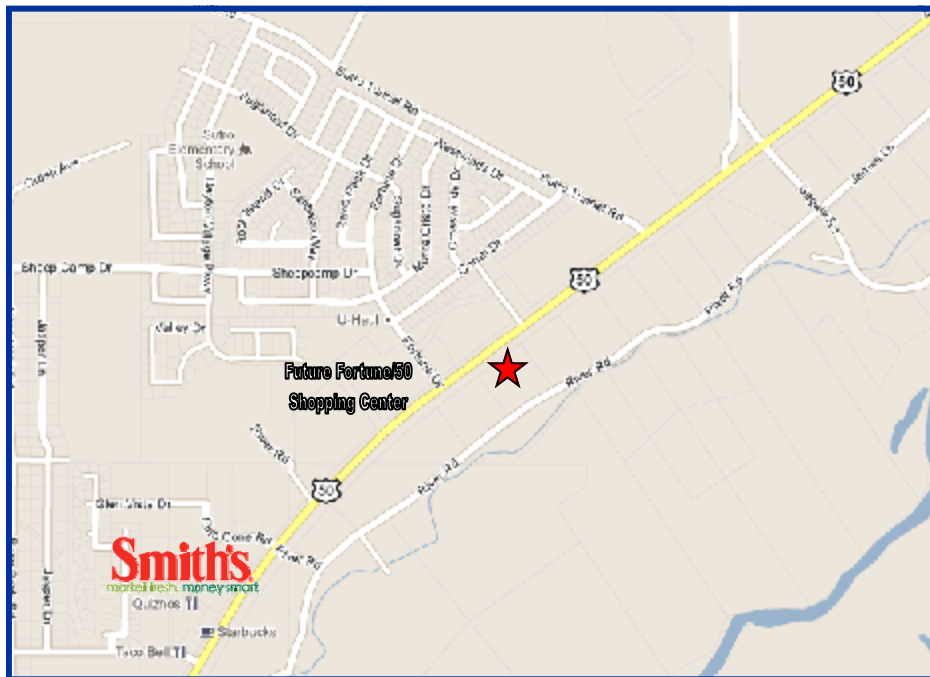
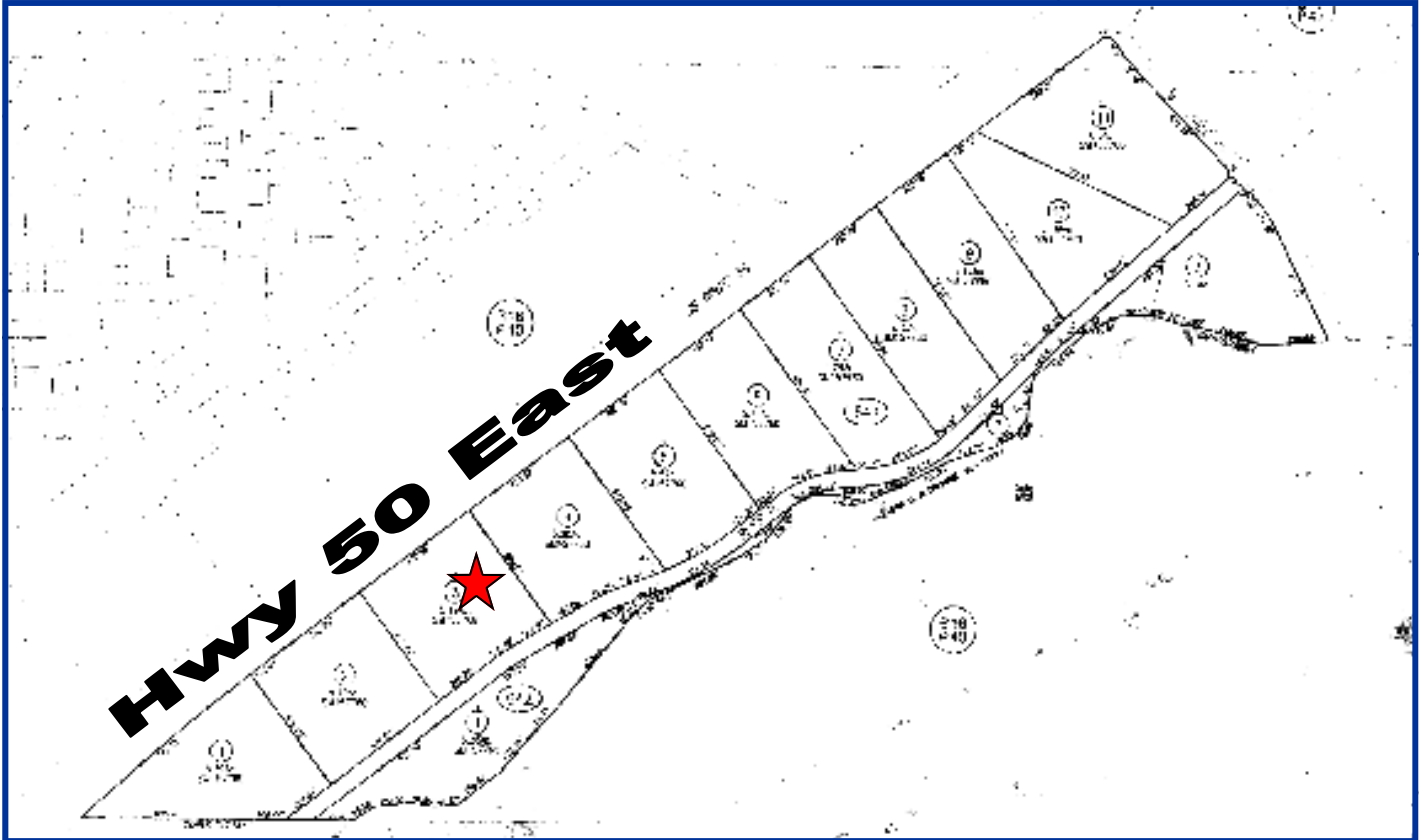
223 SOUTH DIVISION ST.
CARSON CITY, NEVADA
89703

Each office is independently owned and operated. While obtained from sources deemed reliable, Broker cannot guarantee information. All square footage calculations are taken from plans, and are approximate. Buyer to verify.

EXCELLENT LOCATION NEAR CURRENT AND FUTURE COMMERCIAL DEVELOPMENT

- 2009 NDOT daily traffic counts: 20,000 daily (Station 12, Lyon County)
- Located across Hwy 50 East from the 50/ Fortune Shopping Center, currently under contract with a national chain drug store
- Perfect location and zoning for assorted retail and restaurant uses (liquor store, gas station/c-store, office, or automotive).
- Excellent visibility and access.
- C-2 Commercial zoning
- Owner financing available to qualified buyer.
- APN 019-641-03: 5.19 acres
- Offered at \$350,000.

50 RIVER ROAD, DAYTON, NEVADA AREA AND PARCEL MAPS



**COLDWELL
BANKER
COMMERCIAL**

PREMIER BROKERS

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50 RIVER ROAD

DEMOGRAPHICS

2010 DEMOGRAPHICS:

TOTAL POPULATION:

1 MILE: 3,771
3 MILES: 9,887
5 MILES: 14,493

MEDIAN AGE:

1 MILE: 38.3
3 MILES: 39.0
5 MILES: 39.9

MEDIAN HOUSEHOLD INCOME:

1 MILE: \$50,063
3 MILES: \$49,621
5 MILES: \$50,105

VISIBILITY: EXCELLENT HWY 50 FRONTAGE AND ACCESS, WITH RIVER VIEWS TO THE SOUTH. HWY 50 EAST IS THE PRIMARY THOROUGHFARE THROUGH LYON COUNTY.

MAJOR TENANTS IMMEDIATELY WEST IN THE SMITH'S SHOPPING CENTER

- ROUND TABLE
- JACK IN THE BOX
- STARBUCK'S
- TACO BELL
- UPS STORE
- KRAGEN O'REILLY AUTO PARTS
- BOBBY PAGE'S DRY CLEANERS
- DOLLAR TREE
- STATE FARM INSURANCE
- PIONEER CROSSING CASINO



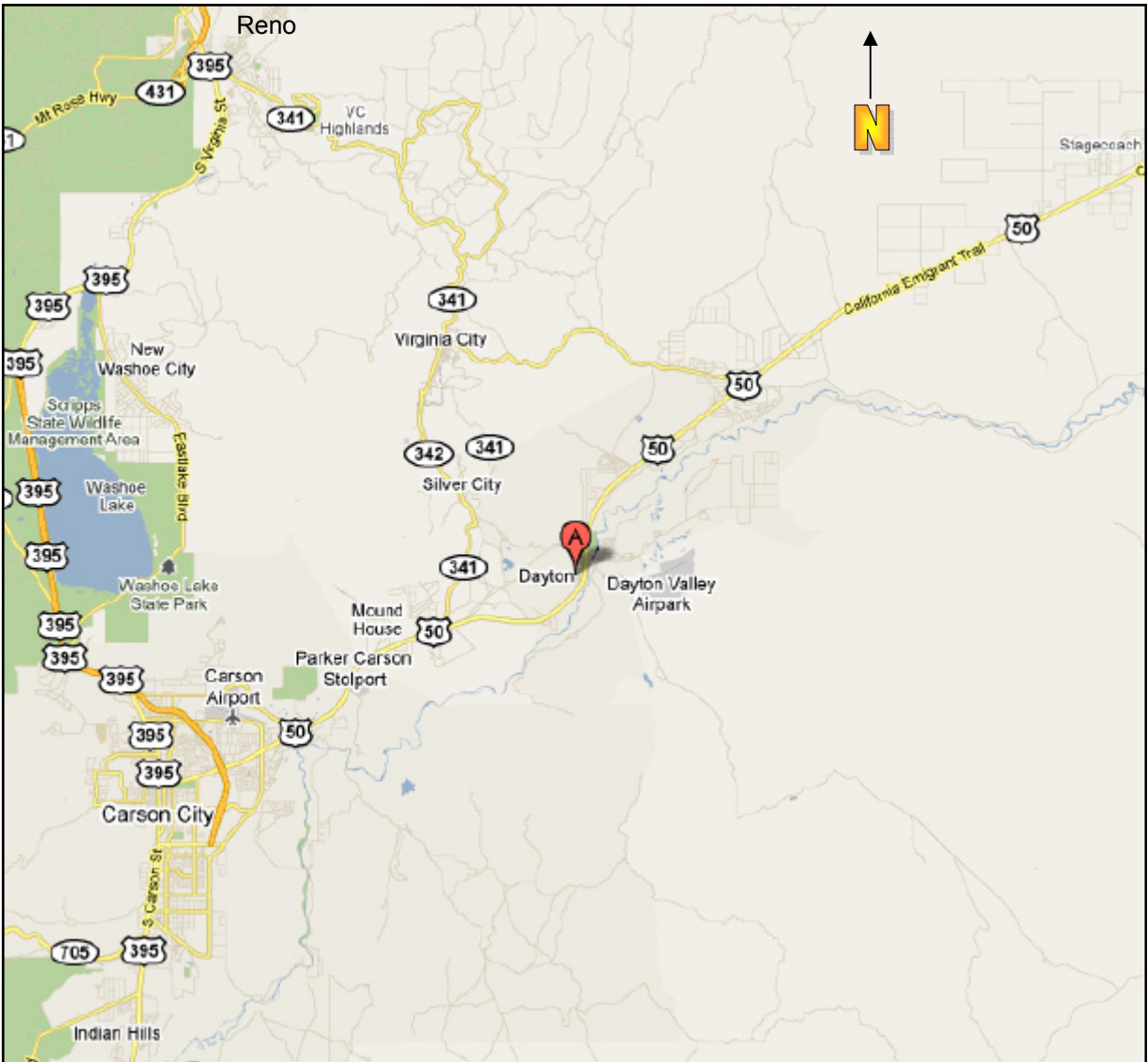
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50 RIVER ROAD, DAYTON, NEVADA

AREA MAP

DIRECTIONS



Directions:

- From Carson City, head east on Hwy 50 East.
- After passing the Smith's Grocery Shopping Center and then Fortune Drive on your left, this parcel will be located on your right. Take the River Road exit.



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