

SALE

HUSH PUPPY

7175 W Charleston Blvd Las Vegas, NV 89117



PROPERTY DESCRIPTION

Opportunity to add potential stand alone drive throughs with almost 3 acres.

Attention Retail / Street Retail investors! This premier property in Las Vegas delivers exceptional potential with its impressive 14,444 SF building and 100% occupancy. Renovated in 2023, this prime location presents a valuable opportunity for expansion, offering a Tavern license for 15 gaming machines and space for multiple drive-thrus. Equipped with additional rear buildings, offices, a large walk-in freezer, and a loading dock, this property is perfectly tailored to accommodate diverse business ventures. Boasting a spacious 108 parking spaces, this C-1 zoned property exudes versatility and promises high visibility. Don't miss out on this lucrative investment with endless possibilities for growth and success.

PROPERTY HIGHLIGHTS

- 14,444 SF building
- 1 unit

OFFERING SUMMARY

Sale Price:	\$8,990,000
Number of Units:	1
Lot Size:	118,028 SF
Building Size:	14,444 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	536	1,695	7,388
Total Population	1,280	4,395	19,344
Average HH Income	\$91,128	\$92,706	\$85,540

Lance Hamrick
(702) 279-9666



**COLDWELL BANKER
COMMERCIAL**
PREMIER

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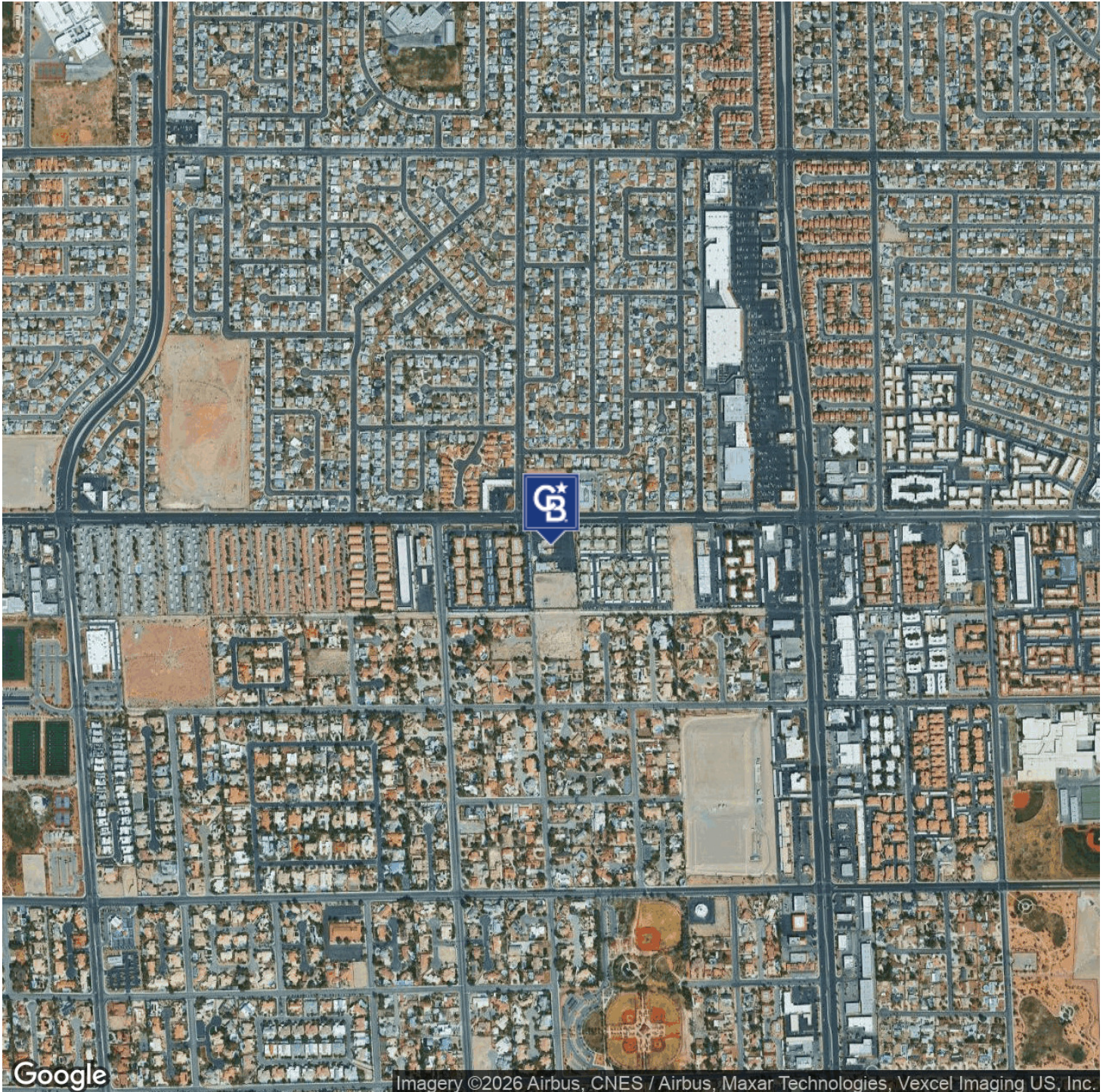


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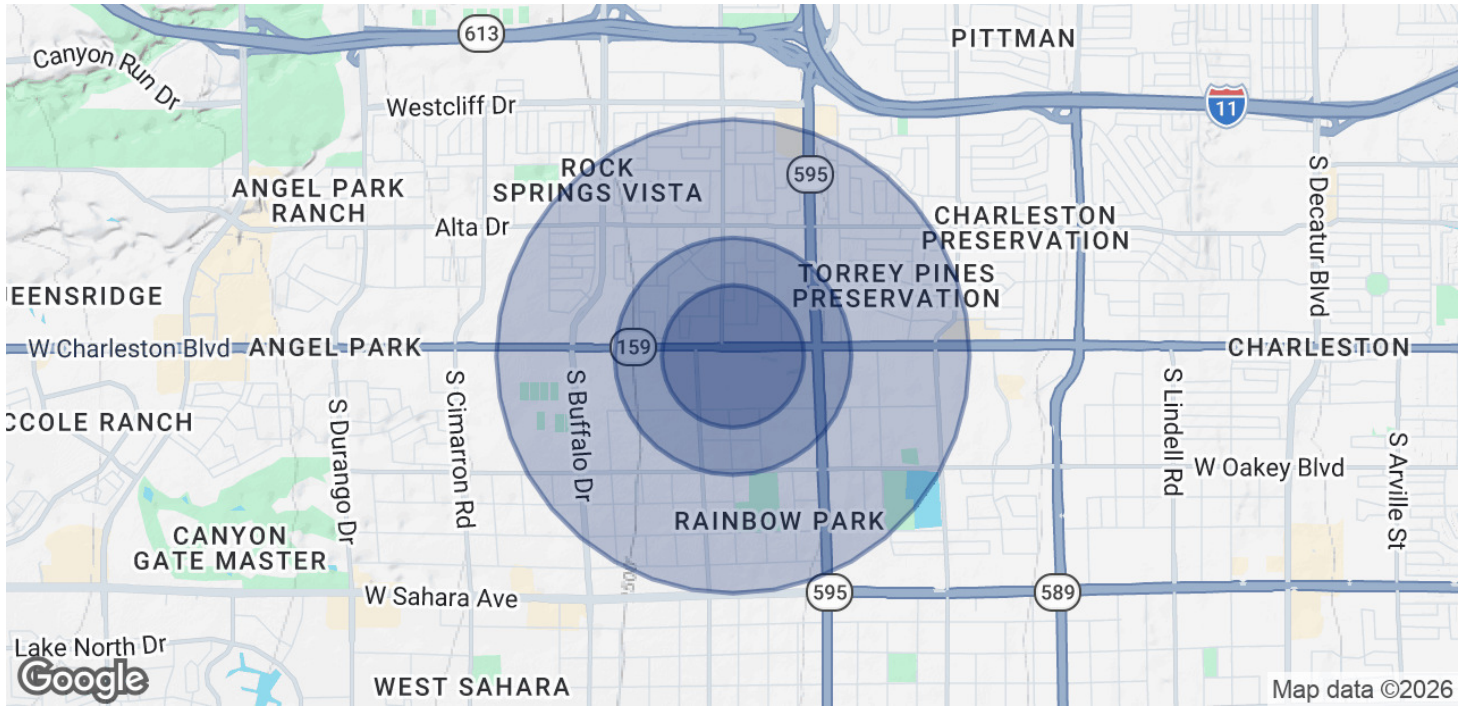


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,280	4,395	19,344
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	536	1,695	7,388
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$91,128	\$92,706	\$85,540
Average House Value	\$688,618	\$608,683	\$491,287

Demographics data derived from AlphaMap

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