

# For Lease

## Freestanding Fast Food Pad Building

3229 Losee Road, North Las Vegas, NV 89030



## 4,400 SF Freestanding Fast Food Building Available

**Building Type:** Freestanding Fast Food Pad Building

**Year Built:** 1989

**Space Available:** 4,400 SF

**Lease Rate:** \$1.50/SF/mo. NNN

**Zoning:** (M-2) General Industrial (City of North Las Vegas)

**Cross Streets:** Cheyenne Ave. & Losee Rd.

**Traffic Counts:** ± 60,000 cars per day

### Property Highlights:

- ◆ Former McDonalds
- ◆ Perfect opportunity for a fast food site
- ◆ Existing drive-thru
- ◆ Easy freeway access to the I-15
- ◆ Ample parking
- ◆ Great exposure off Cheyenne Ave.
- ◆ Traffic counts of ±60,000 per day

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## Newmark Knight Frank

Retail

[www.ngkf.com/retail](http://www.ngkf.com/retail)

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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## Demographics

### Population

1 mile radius	14,524 people
3 mile radius	174,050 people
5 mile radius	465,395 people

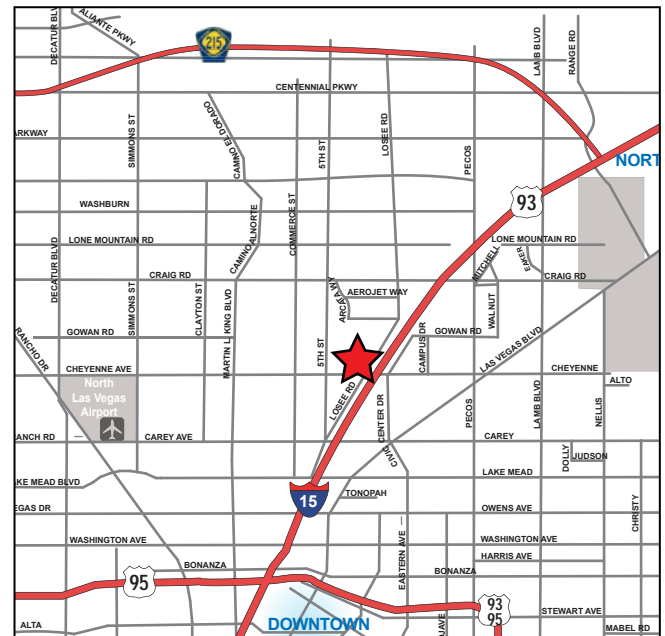
### Annual HH Income

1 mile radius	\$45,694
3 mile radius	\$48,772
5 mile radius	\$53,513

*\*2017 Estimated Demographics*

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## Retail



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