

±5,600 SF Existing Building for Available For Lease
or Up to ±2,200 SF Drive-Thru on ±0.59 Acre Retail Pad
Available for Ground Lease in Carson City, NV



FOR LEASE

4555 S Carson Street

Carson City, NV

Smith Retzloff Retail Team

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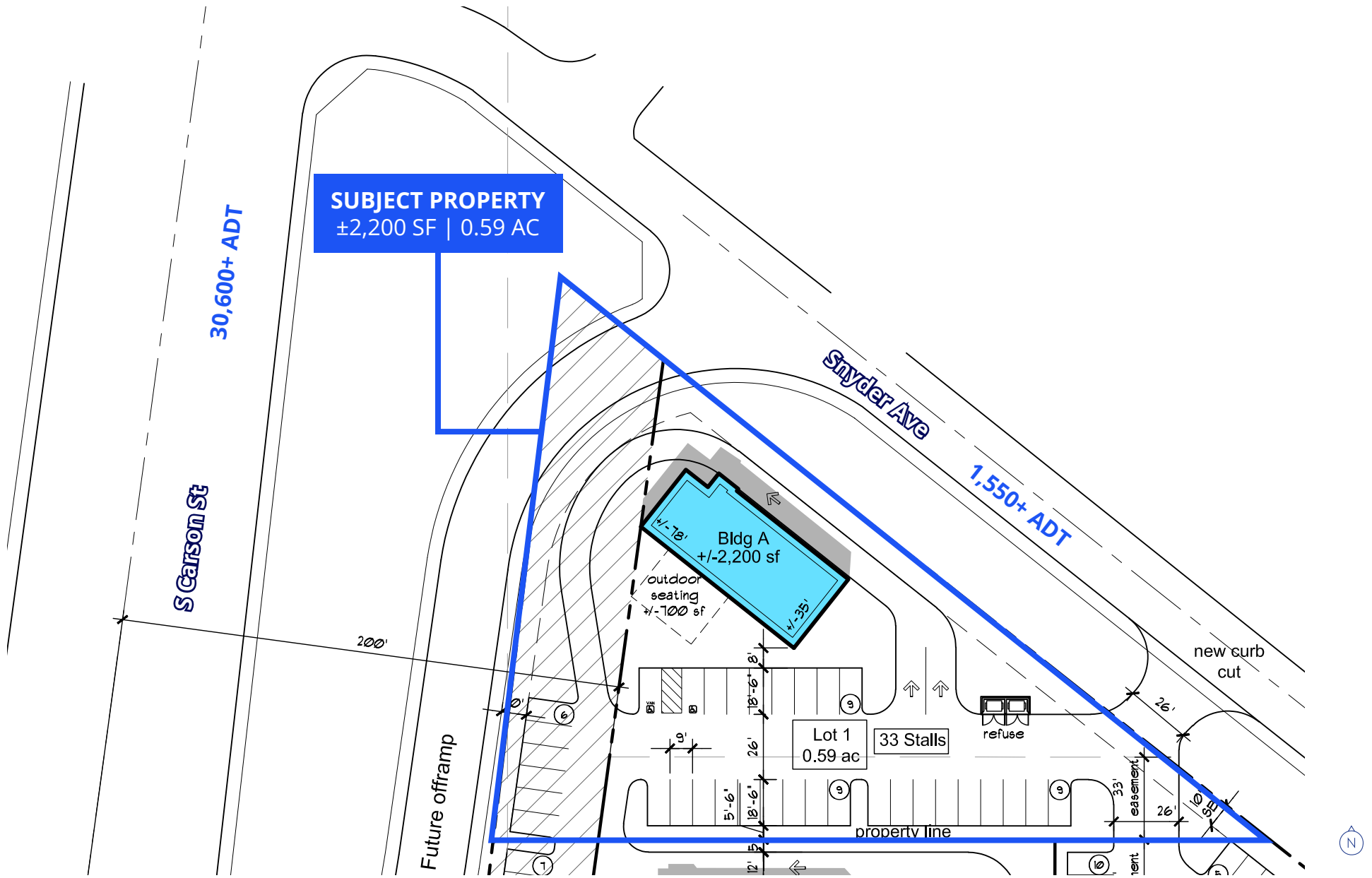
Positioned along Carson City's primary retail corridor, this high-visibility retail pad offers a rare ±5,600 SF standalone leasing opportunity in one of the market's most established commercial nodes. The ±0.59 acre parcel can accommodate up to a ±2,200 SF building with drive-thru, providing flexibility for a variety of retail, service, or restaurant users seeking strong street presence and convenient access.

PROPERTY FEATURES

Address	4555 S Carson Street
Available Space	±5,600 SF
Pad Size	±0.59 AC
Pad SF	±35,000
Parking Spaces	33
APN	009-167-06



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Nevada has become one of the fastest growing states in the nation. Located in the center of the 11 Western States.

Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.



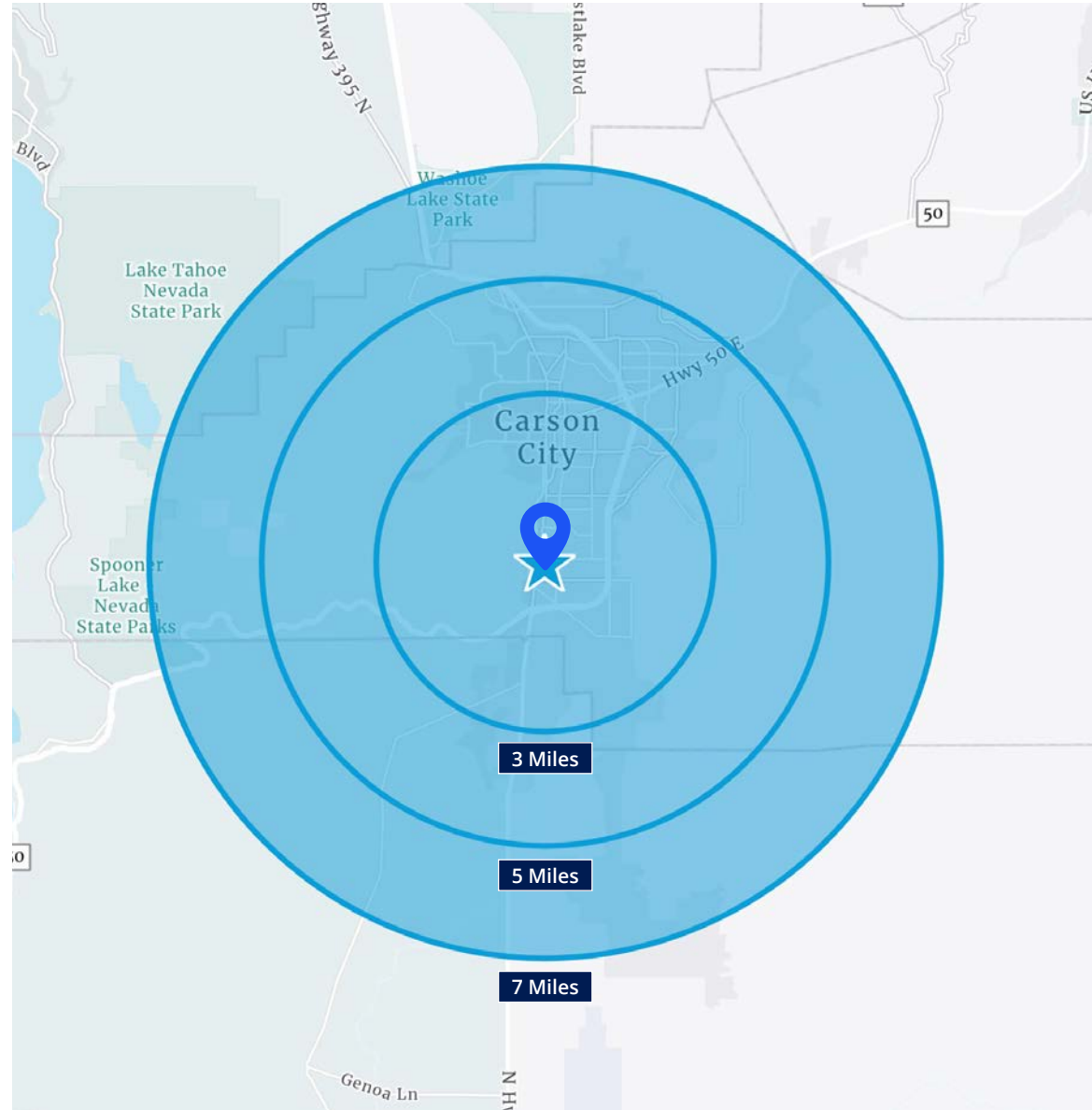
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Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	32,141	65,525	70,645
2030 Proj. Population	33,593	67,421	72,544
2025 Med. Age	45.2	44.3	45.3
Daytime Population	38,672	67,264	72,701

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$99,241	\$95,565	\$99,004
2030 Proj. Avg. HH Income	\$111,079	\$106,488	\$110,195
2025 Est. Med. HH Income	\$74,609	\$71,611	\$74,207
2030 Proj. Med. HH Income	\$83,448	\$80,019	\$82,504
2025 Est. Per Capita Income	\$39,765	\$38,705	\$40,243

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	12,763	26,344	28,474
2030 Proj. HH	13,382	27,105	29,256
Proj. Annual Growth (2025-2030)	0.95%	0.57%	0.54%
Avg. HH Size	2.31	2.38	2.38

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$85,305	\$82,476	\$85,337
Annual Retail Expenditure	\$27,759	\$26,975	\$27,922
Monthly HH Expenditure	\$7,109	\$6,873	\$7,111
Monthly Retail Expenditure	\$2,313	\$2,248	\$2,327



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