

# FOR LEASE

## MARYLAND CROSSING

NWC FLAMINGO RD. & MARYLAND PKWY.

3945-4055 S. Maryland Pkwy., Las Vegas, NV 89119



PRESENTED BY:

**JENNIFER OTT, CCIM**

Senior Vice President

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NV #BS 54344

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Listing Advisor
<b>AVAILABLE SF:</b>	1,300 SF
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	Commercial General (CG)

## PROPERTY OVERVIEW

This commercial property offers versatile lease options to suit any industry, featuring modern facilities, abundant parking, and high visibility. With its strategic location this property ensures exceptional accessibility and exposure for your enterprise. The spacious interior layout and customizable floor plans provide an ideal canvas for creating a tailored workspace.

## PROPERTY HIGHLIGHTS

- Target-anchored retail center
- Centrally located with proximity to the Las Vegas Strip and Harry Reid International Airport
- Walking distance from UNLV
- Located in the heart of the planned Maryland Parkway Transit Corridor

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# SITE PLAN



ADDRESS	TENANT	SF
3945	Shoes for Crews	4,400
3945 A	Absolute Dental	2,600
3949	Sakana Sushi	2,600
<b>3953</b>	<b>AVAILABLE</b>	<b>1,300</b>
3957	Ichigo Crepe	1,300
3961	Tiabi Coffee & Waffle Bar	1,455
3965	Xchange of America, Inc.	850
3969	Tacos El Rey	1,530
3967	Nina Nails	1,535
3973	Fast Signs	2150
3977	CHU	2,390
3985	Hottie	2100
4011	SAS	2,880
4013	GNC	1,500
4015- A	Anda Enterprises	1,500
4015- B	No. 1 Boba Tea	1,700
4019	Kings Smoke Shop	1,440
4023-4027-4031	All You Korean B.B.Q	6,800
4039	Mermaid Spa	1,600
4047	Gamestop, Inc.	1,080
4055	Happy Lamb Hot Pot	10,000
4605	Five Guys	
1150-100	T-Mobile	2,000
1150-105	Polar Yo	1,400
1120	Raising Cane's	3,050
1180	Walgreens	1300

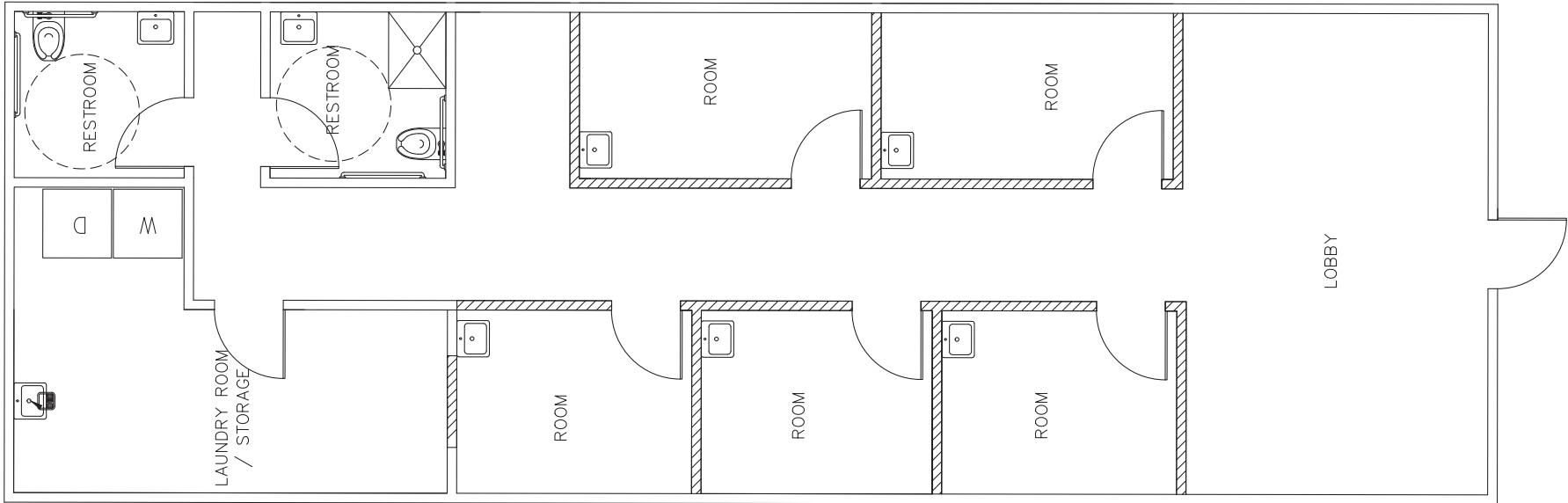
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3953: ±1,300 SF



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## ADDITIONAL PHOTO



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# RETAILER MAP



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**MARYLAND CROSSING** | NWC Flamingo Rd. & Maryland Pkwy. Las Vegas, NV 89119

# DEMOGRAPHICS MAP & REPORT

## POPULATION

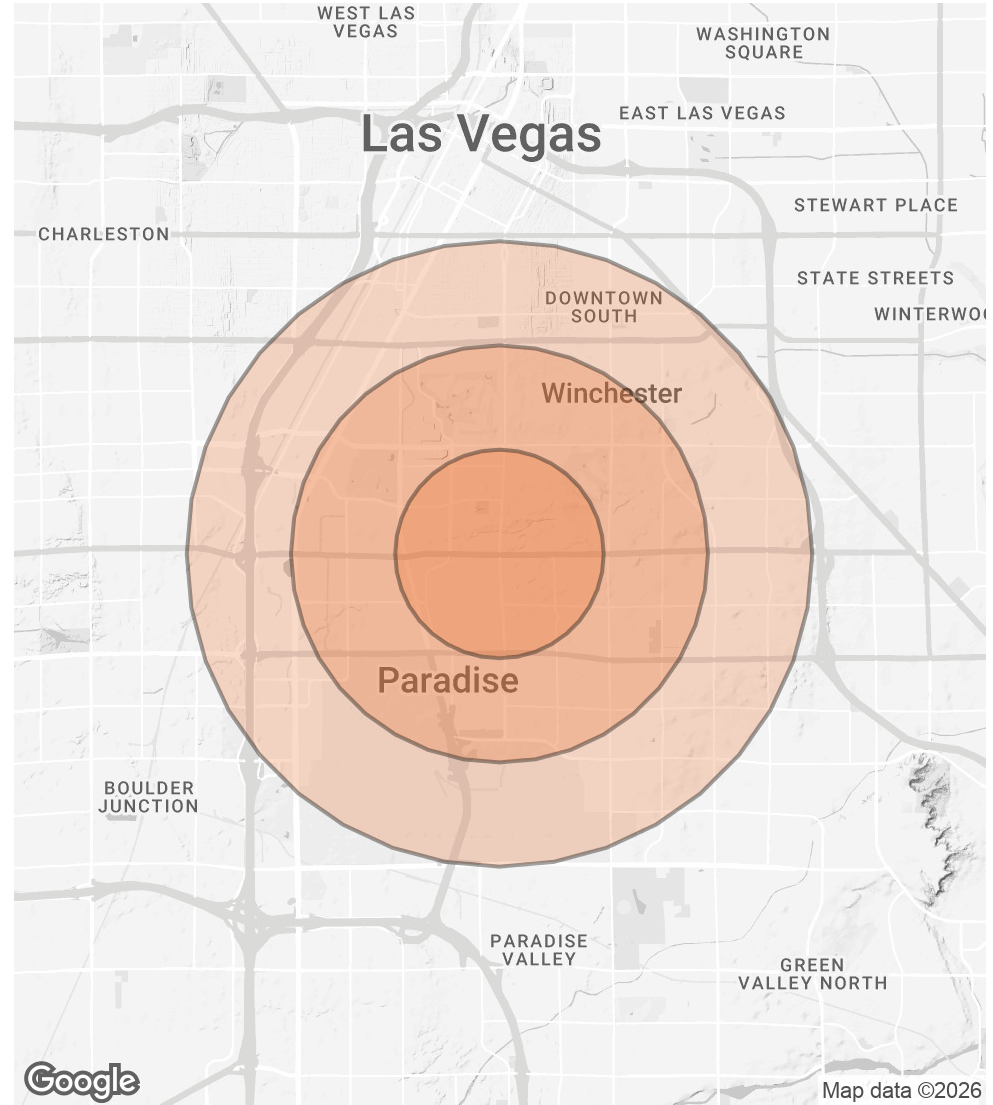
	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	31,525	79,701	138,838
<b>AVERAGE AGE</b>	34.4	38.1	38.9
<b>AVERAGE AGE (MALE)</b>	34.3	37.4	38.3
<b>AVERAGE AGE (FEMALE)</b>	34.6	38.8	39.9

## HOUSEHOLDS & INCOME

### 1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	14,294	35,487	58,607
<b># OF PERSONS PER HH</b>	2.2	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$54,233	\$66,865	\$74,471
<b>AVERAGE HOUSE VALUE</b>	\$233,146	\$323,309	\$338,986

2023 American Community Survey (ACS)



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