

Tavern with Gaming Site Near Allegiant Stadium

SEC OF W. RUSSELL RD AND ROGERS ST, LAS VEGAS, NV 89118

► **BUILD TO SUIT OR GROUND LEASE**

DEAN JALILI
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► Executive Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	12,800 SF
Available SF:	
Lot Size:	1.91 Acres
Zoning:	M1

PROPERTY OVERVIEW

Build-to-suit or ground lease available. 5,600 tavern with gaming, 2,400 sf QSR with Drive Through and 4,800 inline.

PROPERTY HIGHLIGHTS

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► Additional Photos



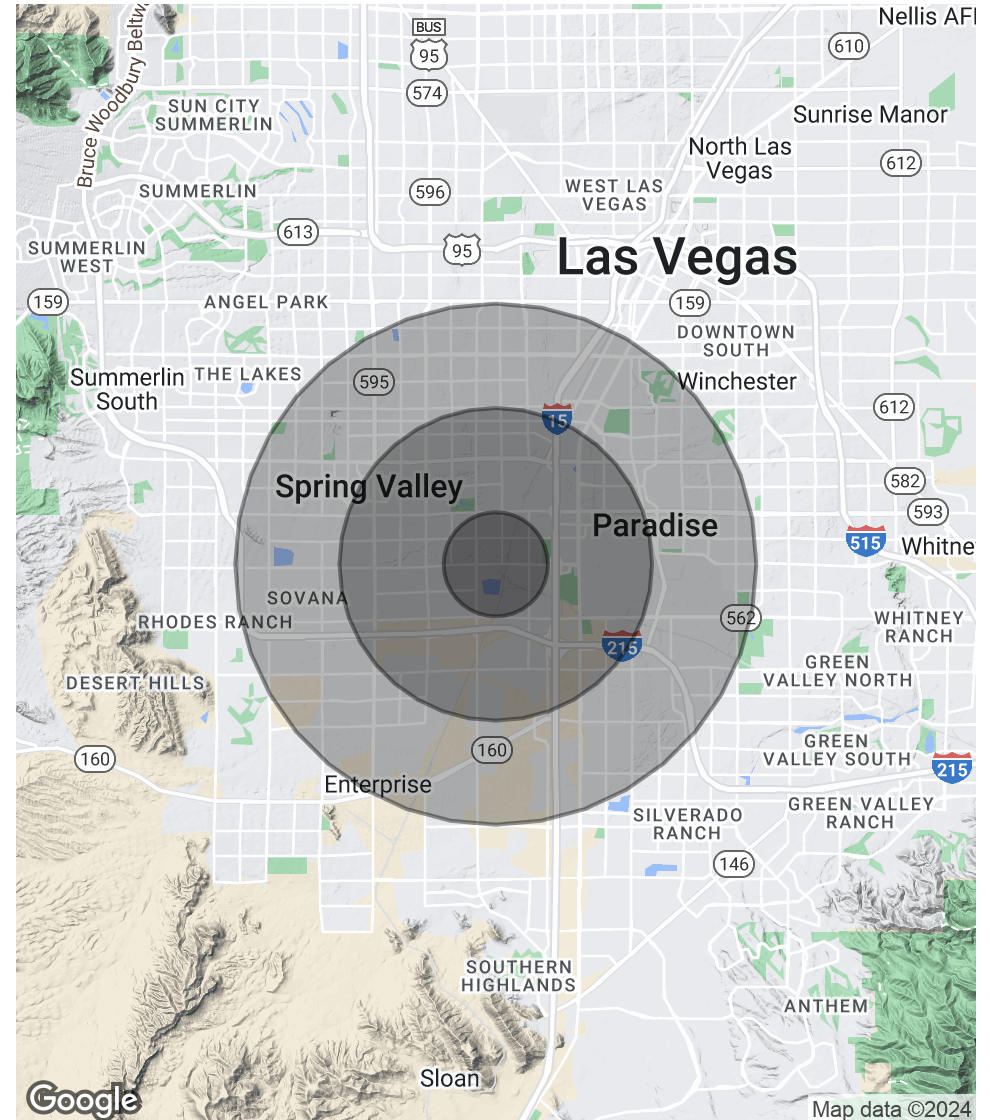
► Location Map

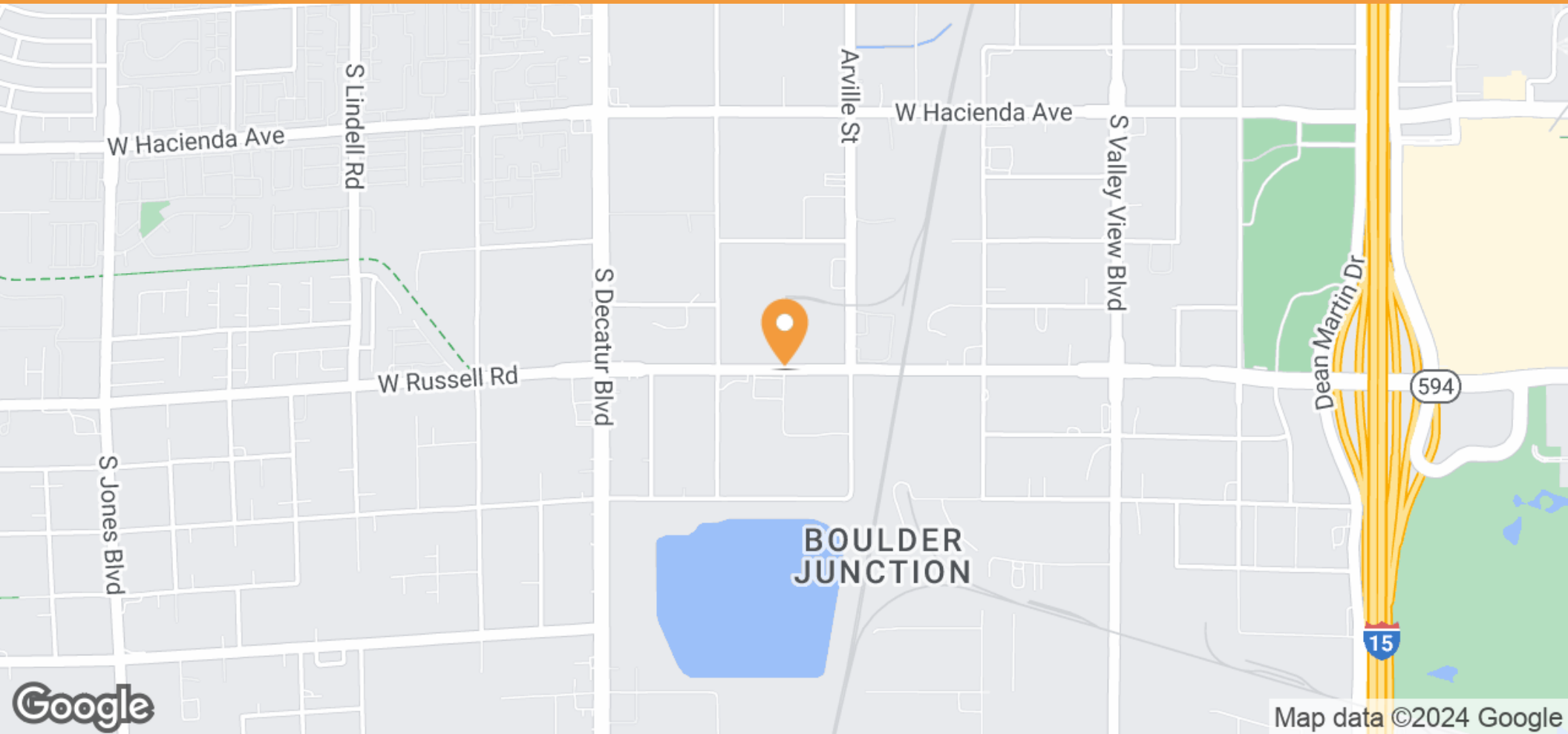


► Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,709	102,572	350,460
Average Age	39.4	39.3	38.4
Average Age (Male)	37.9	38.5	37.7
Average Age (Female)	39.6	40.0	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,140	55,534	170,172
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$62,567	\$52,026	\$58,935
Average House Value	\$245,168	\$197,078	\$228,982

2020 American Community Survey (ACS)





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► FOR LEASE

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