

The Las Vegas "Strip"



SUBJECT
PROPERTY

E KAREN AVE

E SAHARA AVE

S MARYLAND PKWY

±2.55 ACRE | GROUND LEASE | C-2 ZONED

S. Maryland Parkway, Las Vegas, NV 89109

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Ground Lease Opportunity spanning 2.55 Acres along the Thriving Maryland Parkway Retail Corridor. Maryland Parkway is a rapidly evolving high-capacity transit arterial, and it stands as a vital lifeline for the entire Las Vegas Valley. Stretching from the South Strip Transit Terminal in the south, it seamlessly connects key destinations including the Las Vegas Medical District, UNLV, and the Harry Reid International Airport. Building not included. The landlord will consider installing a fence for a prospective tenant. Call Brokers for more details!

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OFFERING SUMMARY

LEASE RATE:	\$5,000.00 per month (NNN)
AVAILABLE SF:	+/- 2.55 Acres
APN:	162-10-502-015, 162-10-502-024
ZONING:	General Commercial (C-2)
TRAFFIC COUNTS:	Sahara Ave - 43,500 VPD Maryland Pkwy - 32,500 VPD

AERIAL MAP



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