

# FLAMINGO & SANDHILL DRIVE-THRU PADS

NWC Flamingo Road & Pinecrest Street | 3680 E Flamingo Road | Las Vegas, NV 89121



AVAILABLE	1.1 Acres
JURISDICTION	CC Paradise - 89121
ZONING	General Commercial (CG)
RATES	Contact Broker

## PROPERTY HIGHLIGHTS

- Existing bank building for lease
- OR Two Drive-Thru Pads GL/BTS
- Would consider selling one pad
- Drive thru pads, car wash, bank, fast casual restaurant

## AREA TENANTS

Smart & Final

O'Reilly  
AUTO PARTS

WELLS  
FARGO

Jack  
in the box

7  
ELEVEN

## 2024 DEMOGRAPHIC SNAPSHOT



Population: **208,492**  
3-mile radius



Average HH  
Income: **\$69,711**



Traffic Counts: **48,462 vpd**  
Flamingo Road



Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com



CHAINLINKS  
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors



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3680 E Flamingo Road | Las Vegas, NV 89121

## 2024 ESTIMATED DEMOGRAPHICS



### Population

1-Mile	<b>18,942</b>
3-Mile	<b>208,492</b>
5-Mile	<b>480,859</b>



### Average Household Income

1-Mile	<b>\$88,179</b>
3-Mile	<b>\$69,711</b>
5-Mile	<b>\$76,529</b>



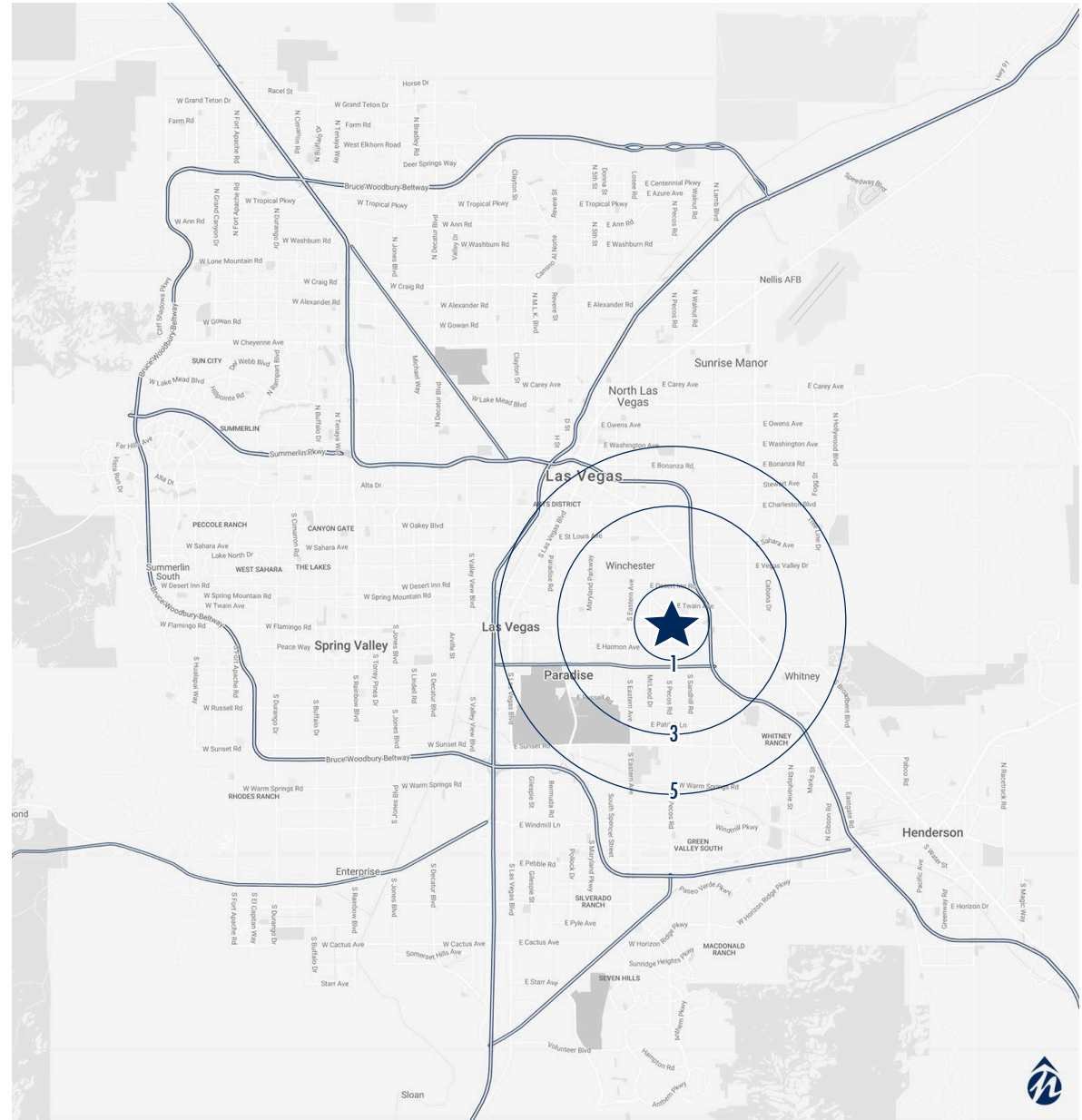
### Number of Households

1-Mile	<b>7,700</b>
3-Mile	<b>84,276</b>
5-Mile	<b>191,694</b>



### Daytime Population (Employees)

1-Mile	<b>5,119</b>
3-Mile	<b>58,421</b>
5-Mile	<b>213,719</b>



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