

# PAD FOR BTS OR GROUND LEASE ON HIGHWAY 160

680 S. NV Hwy 160 | Pahrump, NV 89048



**Drive-Thru  
or Tavern  
Possible**

AVAILABLE SF	Up to ±4,000 SF Building 0.53 Acres
JURISDICTION	Nye County
ZONING	General Commercial
PARCEL	038-261-16
RATES	Call for Details

## PROPERTY HIGHLIGHTS

- Can be drive thru, tavern, etc
- Site for development
- SF from 950 with double drive thru, up to 4,000 sf with no drive thru
- Excellent visibility from Highway 160
- Located next to one of the busiest drive thru's for Arby's nationwide

## NEARBY TENANTS



## 2023 DEMOGRAPHIC SNAPSHOT

	<b>Population:</b> 3-mile radius	<b>13,932</b>
	<b>Average HH Income:</b>	<b>\$81,150</b>
	<b>Traffic Counts:</b> NV Hwy 160	<b>21,963 vpd</b>

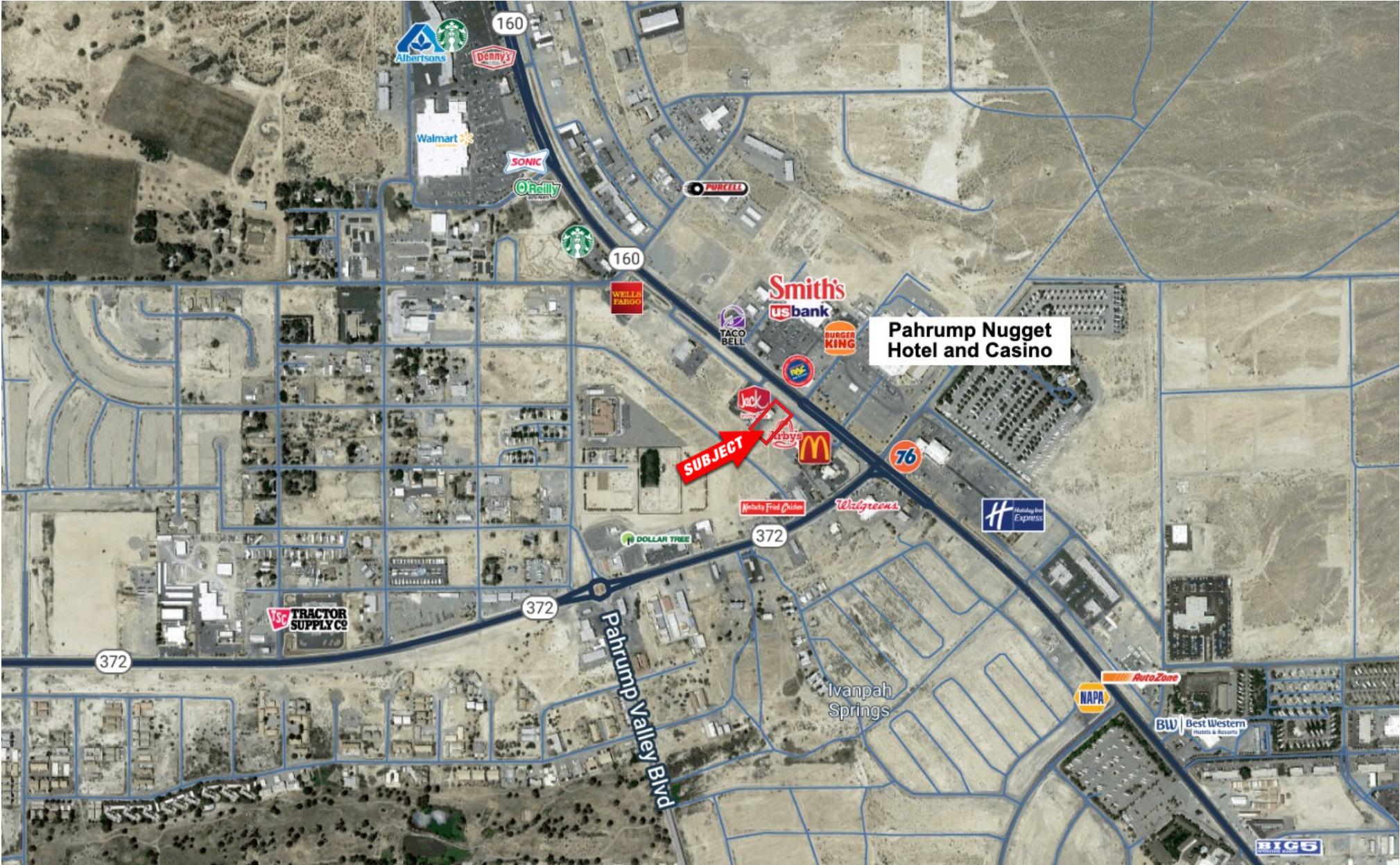


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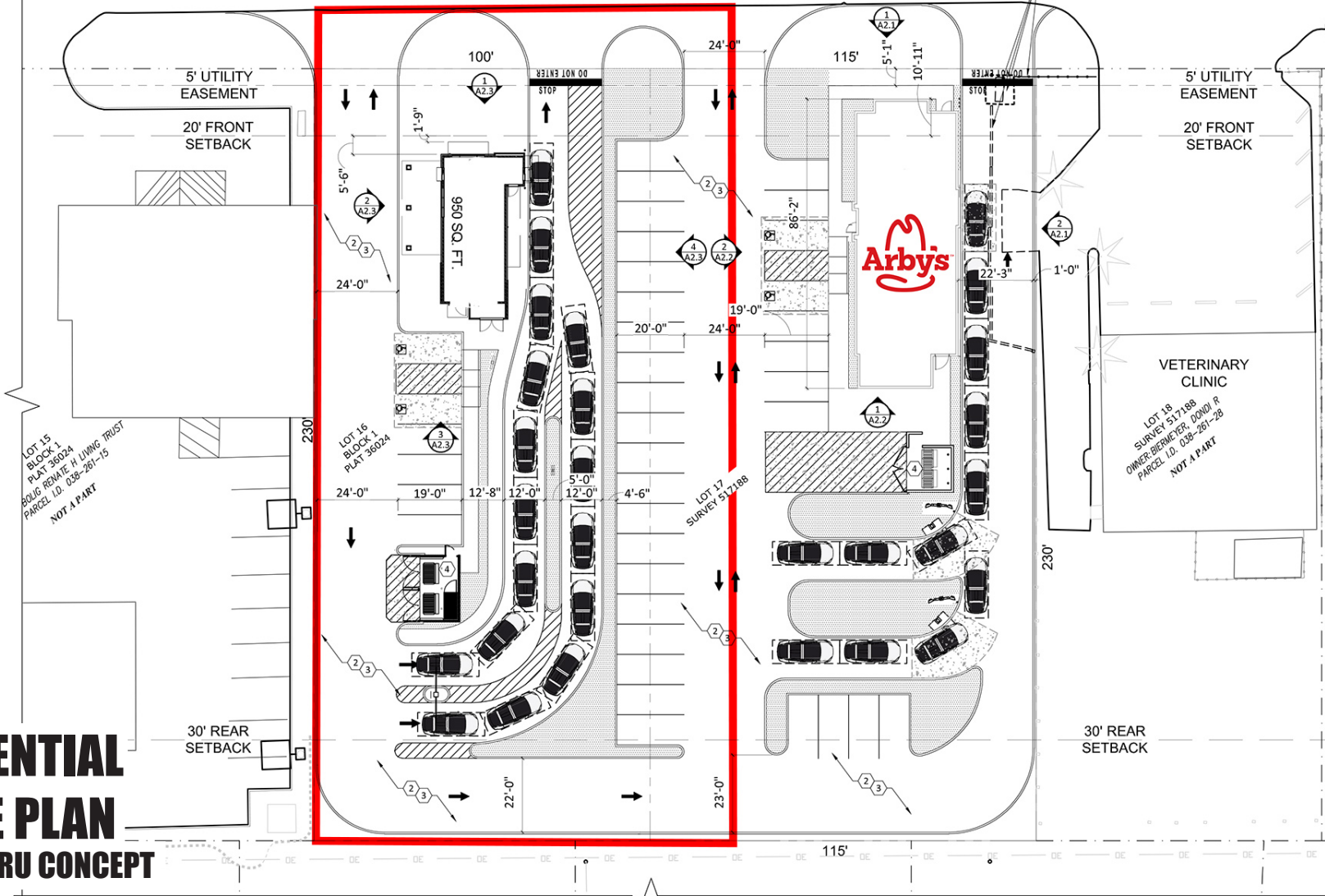


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FRONTAGE ROAD

DEDICATED RIGHT-OF-WAY



POTENTIAL  
SITE PLAN  
DRIVE-THRU CONCEPT



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2023 ESTIMATED DEMOGRAPHICS



**Population**

3-Mile	<b>13,932</b>
5-Mile	<b>27,426</b>
Pahrump MSA	<b>54,348</b>



**Average Household Income**

3-Mile	<b>\$81,150</b>
5-Mile	<b>\$82,379</b>
Pahrump MSA	<b>\$54,403</b>



**Number of Households**

3-Mile	<b>6,119</b>
5-Mile	<b>11,704</b>
Pahrump MSA	<b>22,981</b>



**Daytime Population (Employees)**

3-Mile	<b>3,737</b>
5-Mile	<b>4,593</b>
Pahrump MSA	<b>6,632</b>

PAHRUMP, NEVADA



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