

For Sale

Retail Land

2.31 AC | .49 AC



3240 Highway 50 East

Carson City, Nevada 89701

Property Highlights

- Two different retail pads available for sale/lease together or separate; 0.49 Acres and 2.31 Acres.
- Desirable location on the signalized intersection of Highway 50 E and Airport Road.
- Highly visible and easily accessible. Co-tenants include CVS Pharmacy, Firehouse Subs, Dairy Queen, The Human Bean (coming soon), Kei Sushi, and El Aguila Real Mexican.
- Located in a primary commercial corridor. Other retailers in the immediate area include Gold Dust West Casino, Food Maxx, 99 Cents Only Stores, Tractor Supply Company, Walgreens, Wells Fargo, Dotty's, El Pollo Loco, Starbucks, Port of Subs, Dominoes Pizza, Taco Bell, Little Caesars Pizza, and many more.
- Populated trade area of 44,181 people within a 3 mile radius.
- Highway 50 boasts a traffic count of 28,000 cars per day.

OFFERING SUMMARY

Lot Size	0.49 AC & 2.31 AC
Sale Price - 2.31 AC	\$9.00 PSF
Sale Price- 0.49 AC	\$12.00 PSF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	44,181	\$56,206
5 Miles	62,355	\$60,557
10 Miles	93,355	\$68,430

For more information

Kelly Bland

O: 775 336 4662

kbland@naialliance.com

Retailer Map



5345 Kietzke Lane, Suite 100
Reno, NV 89511
775 336 4600 tel
<https://naialliance.com>

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Land

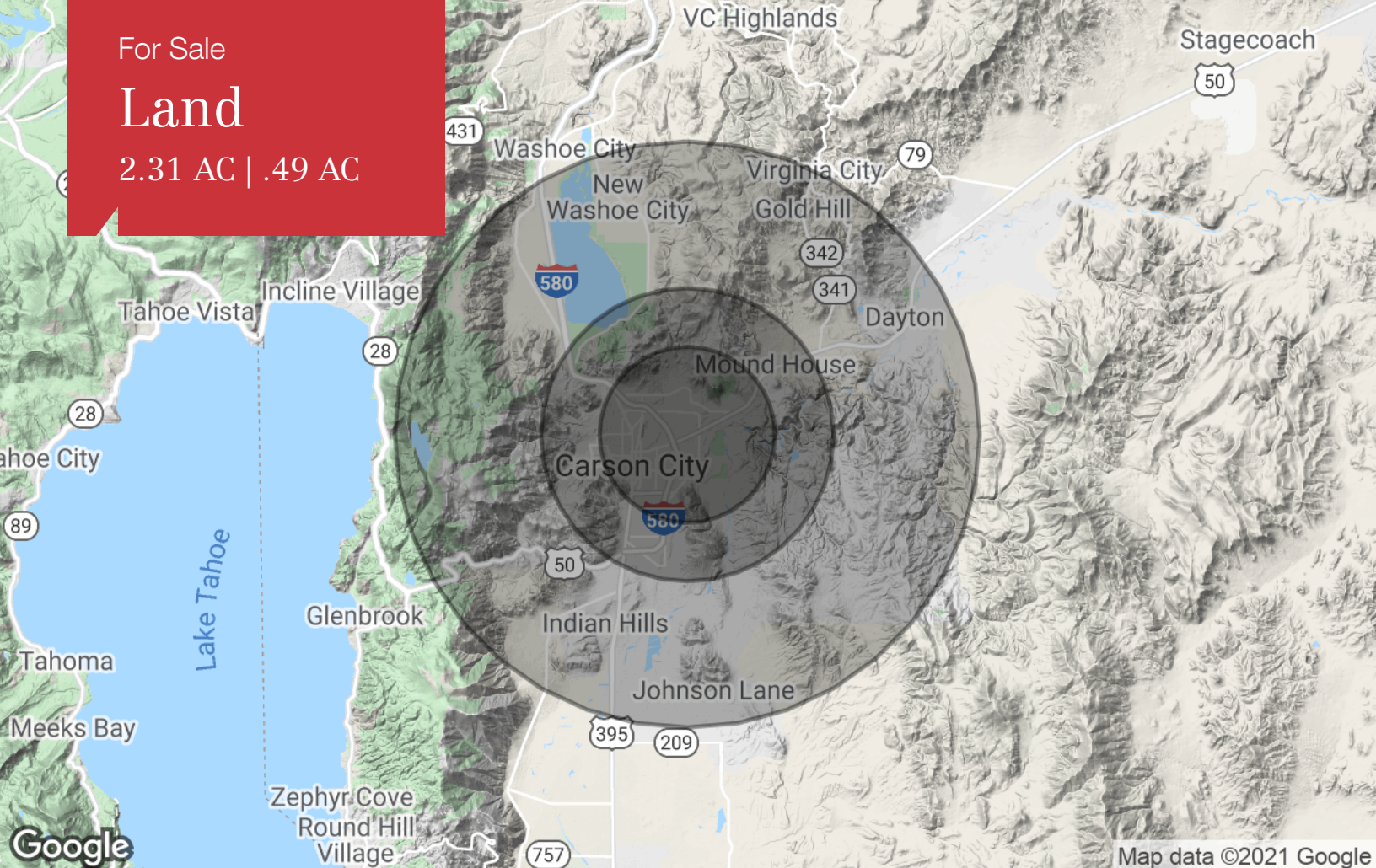
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Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	44,181	62,355	93,355
MEDIAN AGE	39.3	40.9	41.5
MEDIAN AGE (MALE)	37.6	39.3	40.1
MEDIAN AGE (FEMALE)	40.2	42.0	42.3

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	16,973	24,385	35,630
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$56,206	\$60,557	\$68,430
AVERAGE HOUSE VALUE	\$248,510	\$278,659	\$337,382

Race

	3 Miles	5 Miles	10 Miles
% WHITE	88.4%	88.9%	89.1%
% BLACK	0.6%	0.7%	0.9%
% ASIAN	1.6%	1.9%	2.0%
% HAWAIIAN	0.3%	0.2%	0.1%
% INDIAN	1.9%	1.9%	2.2%
% OTHER	7.5%	6.7%	5.9%

Ethnicity

	3 Miles	5 Miles	10 Miles
% HISPANIC	25.1%	21.4%	18.3%

* Demographic data derived from 2010 US Census