

LEASE

3170 S. CARSON STREET RETAIL/FLEX SPACE

3170 South Carson Street Carson City, NV 89701



PROPERTY DESCRIPTION

Versatile Retail/Flex Space, centrally located on S. Carson Street. Zoned RC, with a land use of "Mixed Use with Commercial as primary use." Potential uses include retail, auto-related (ideally built out for window-tinting or car detailing). 1,545 sq. ft. on the 1st floor, including approximately 890 sq. ft. of reception/retail space, a small office (10'6" x 6'), restroom and 2-door garage bay. 2nd floor open mezzanine is approximately 990 sq. ft. Retail/reception space has AC, entire unit has heat. Tenant to verify square footage and permitted uses.

PROPERTY HIGHLIGHTS

- Multiple uses
- Two drive-in doors for flex space
- Office/Retail space, plus mezzanine

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OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (NNN)
Available SF:	2,535 SF
Building Size:	9,288 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	1,155	2,611
Total Population	640	2,678	6,198
Average HH Income	\$101,958	\$97,885	\$97,435

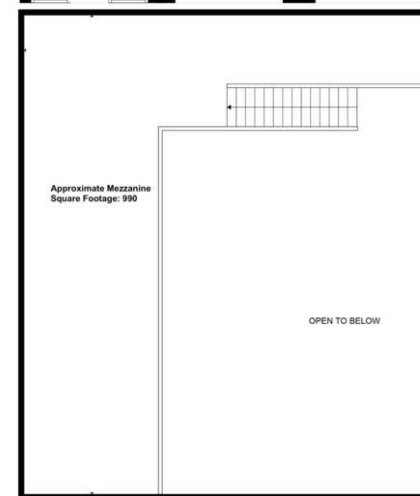
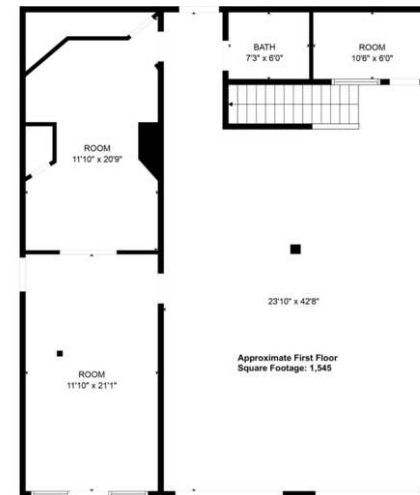


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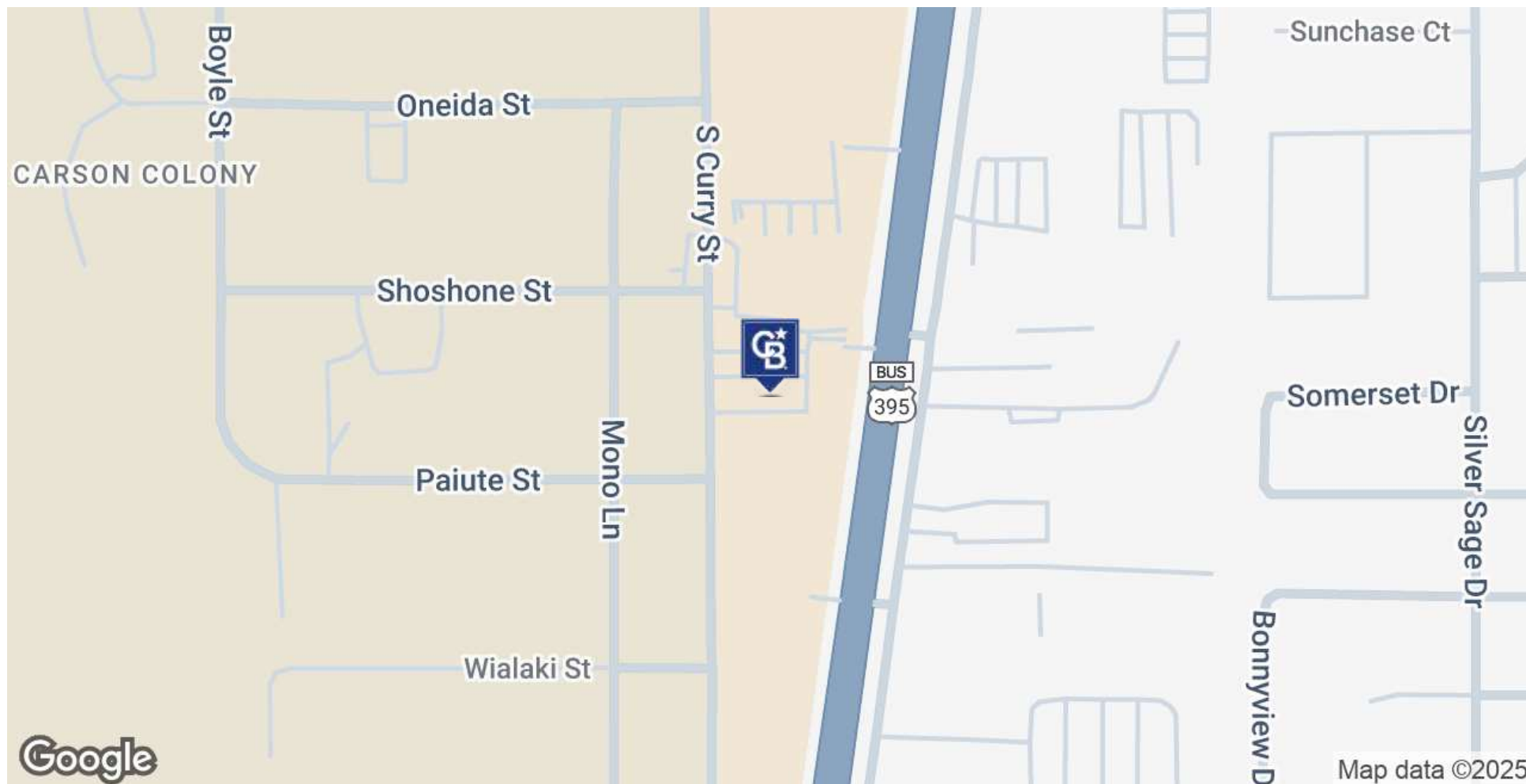


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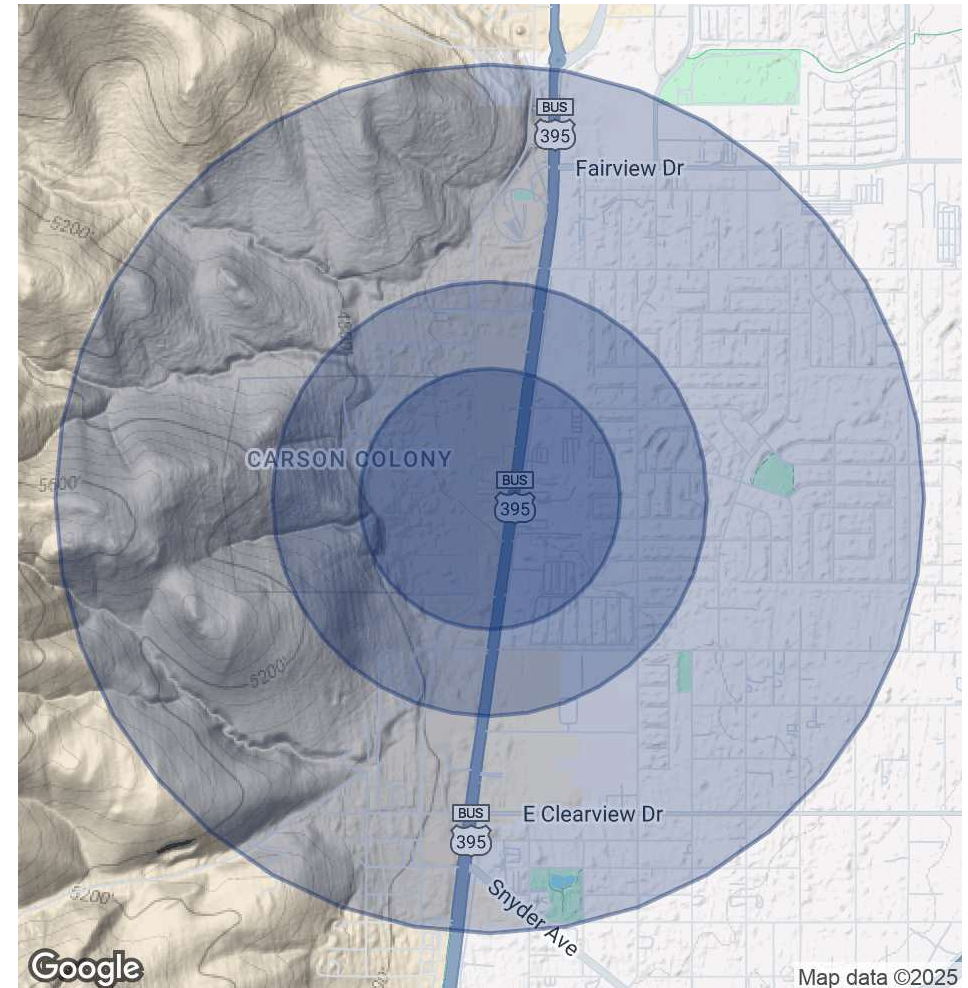
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	640	2,678	6,198
Average Age	45	45	45
Average Age (Male)	44	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	1,155	2,611
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$101,958	\$97,885	\$97,435
Average House Value	\$461,449	\$382,755	\$412,115

Demographics data derived from AlphaMap



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