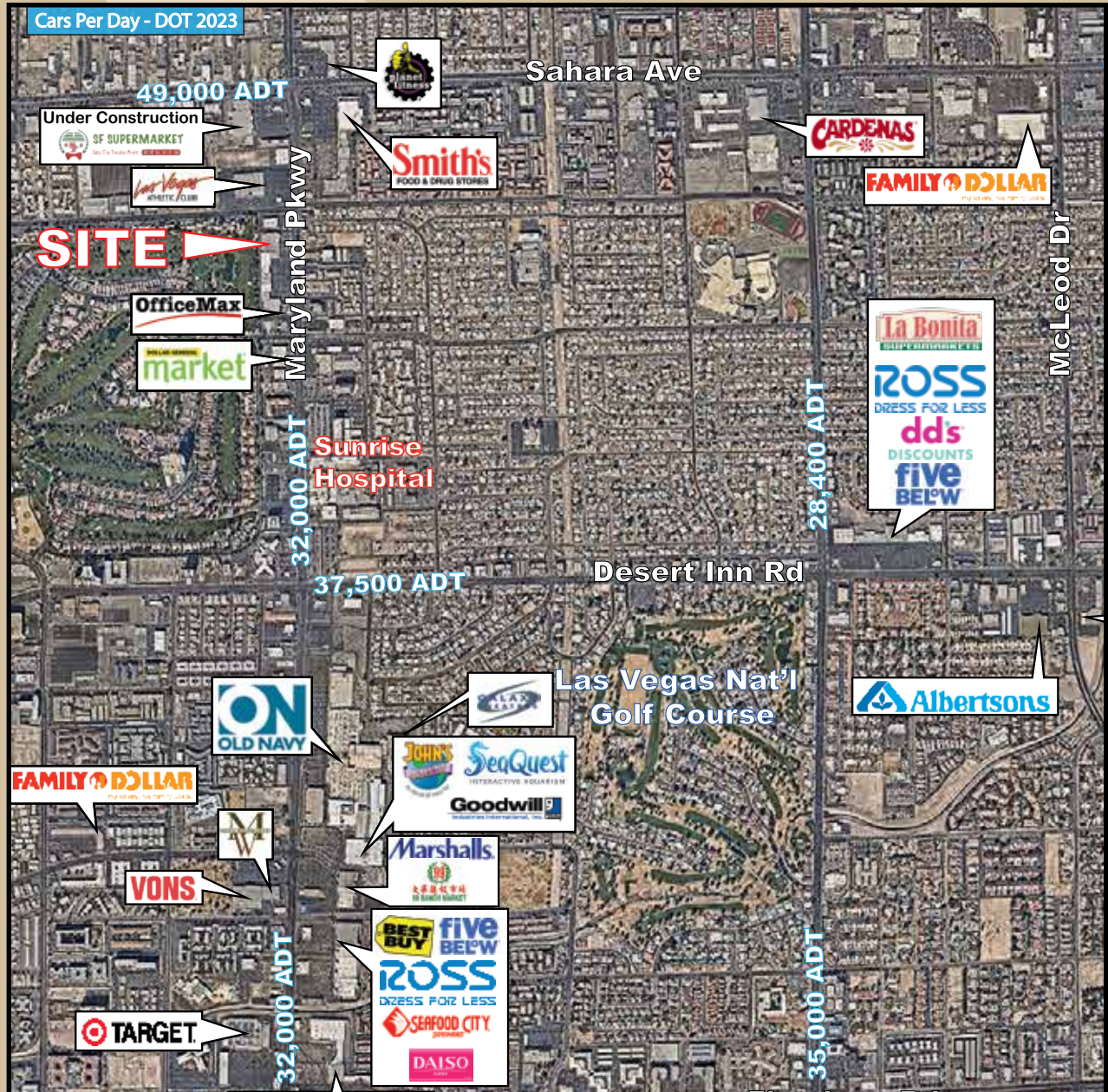


Freestanding Building For Lease

2747 S. Maryland Pkwy
S/SWC Maryland & Karen



Highlights

- +/- 32,016 sf freestanding building
- Densely populated mature trade area
- Highly visible location with excellent pylon signage
- 32,000 cars per day through intersection



sage

COMMERCIAL
ADVISORS

8708 Spanish Ridge Ave, Suite 150
Las Vegas, NV 89148
Ph: 702.588.5252 Fax: 702.588.5253
www.sageelv.com

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Demographics

	1 Mile	3 Miles	5 Miles
2024 Population Est:	23,370	180,583	501,852
2029 Population Proj:	23,978	188,278	516,932
2024 Med. HH Income:	\$51,078	\$43,350	\$47,892



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