

WINDMILL PARK

2165, 2185, & 2207 E Windmill Ln Las Vegas, NV 89123



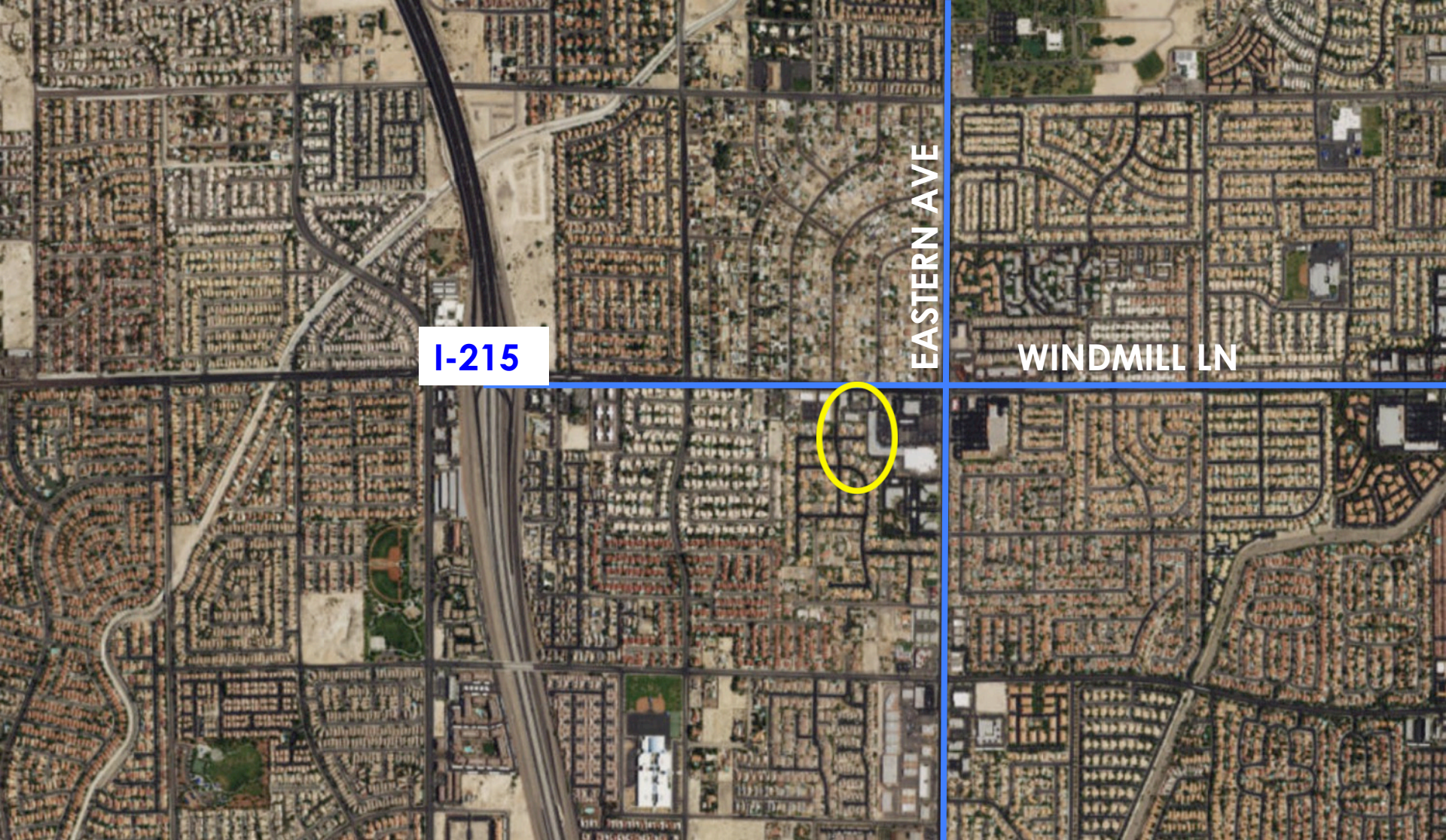
PHD Properties Inc.
10450 W Cheyenne Ave Suite 130 Las Vegas, NV 89129
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HIGH DENSITY – LOCATED BETWEEN EASTERN AVE AND I-215

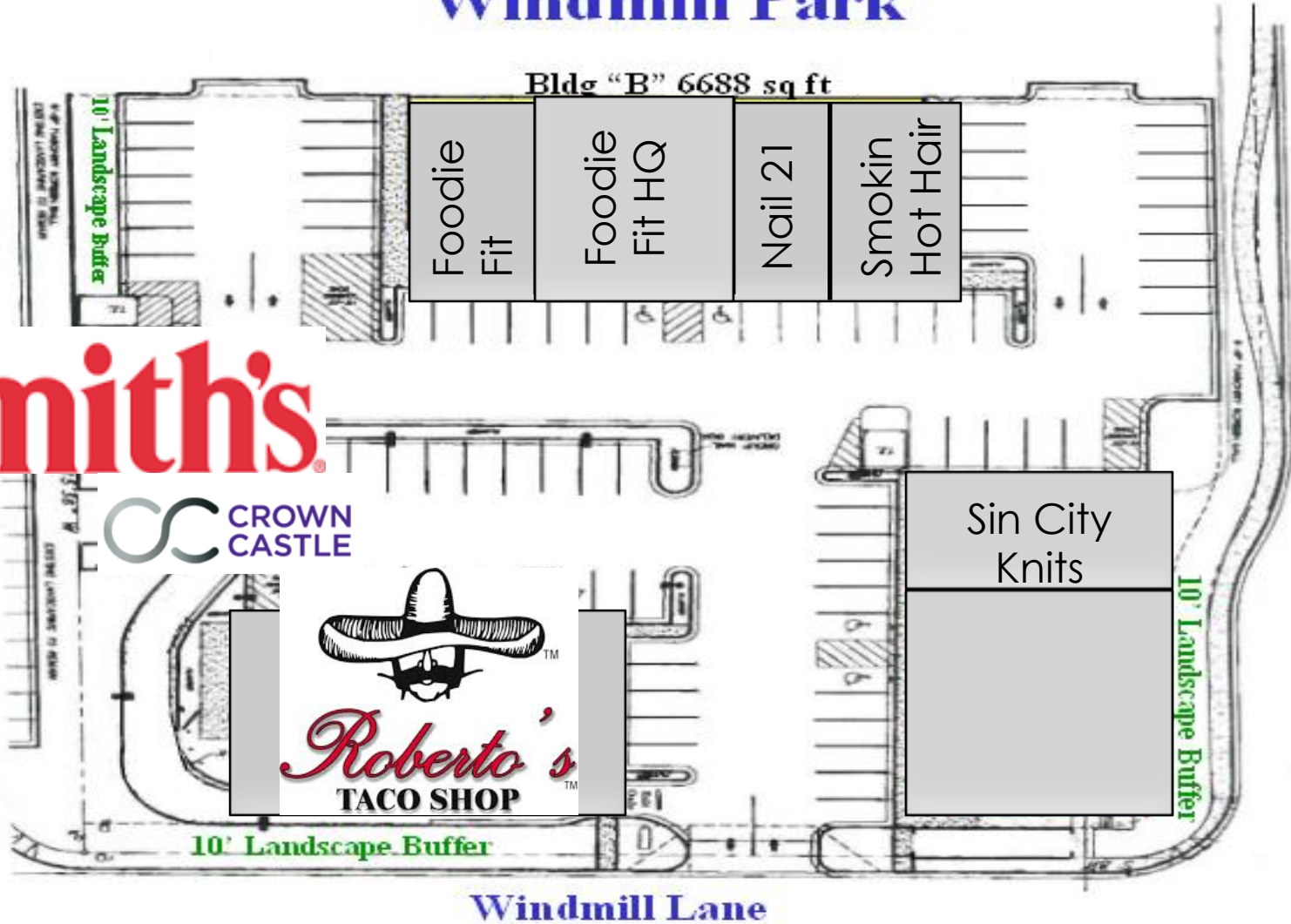


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Windmill Park



Smith's

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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Shadow anchored by Smith's Food & Drug (traffic flows through Windmill Park)
- Located between the I-215 and Eastern Ave
- Excellent Exposure at Windmill Ln
- Surrounded by National Tenants: KFC, Jack in the Box, Walgreens, McDonald's, Big Lots, Verizon, Jimmy Johns
- Daytime population of 383,621 within 5-Mile Radius

PROPERTY DESCRIPTION

Windmill Park totals 2.15 Acres comprised of two retail buildings, and two ground leases including a QSR & cell tower.

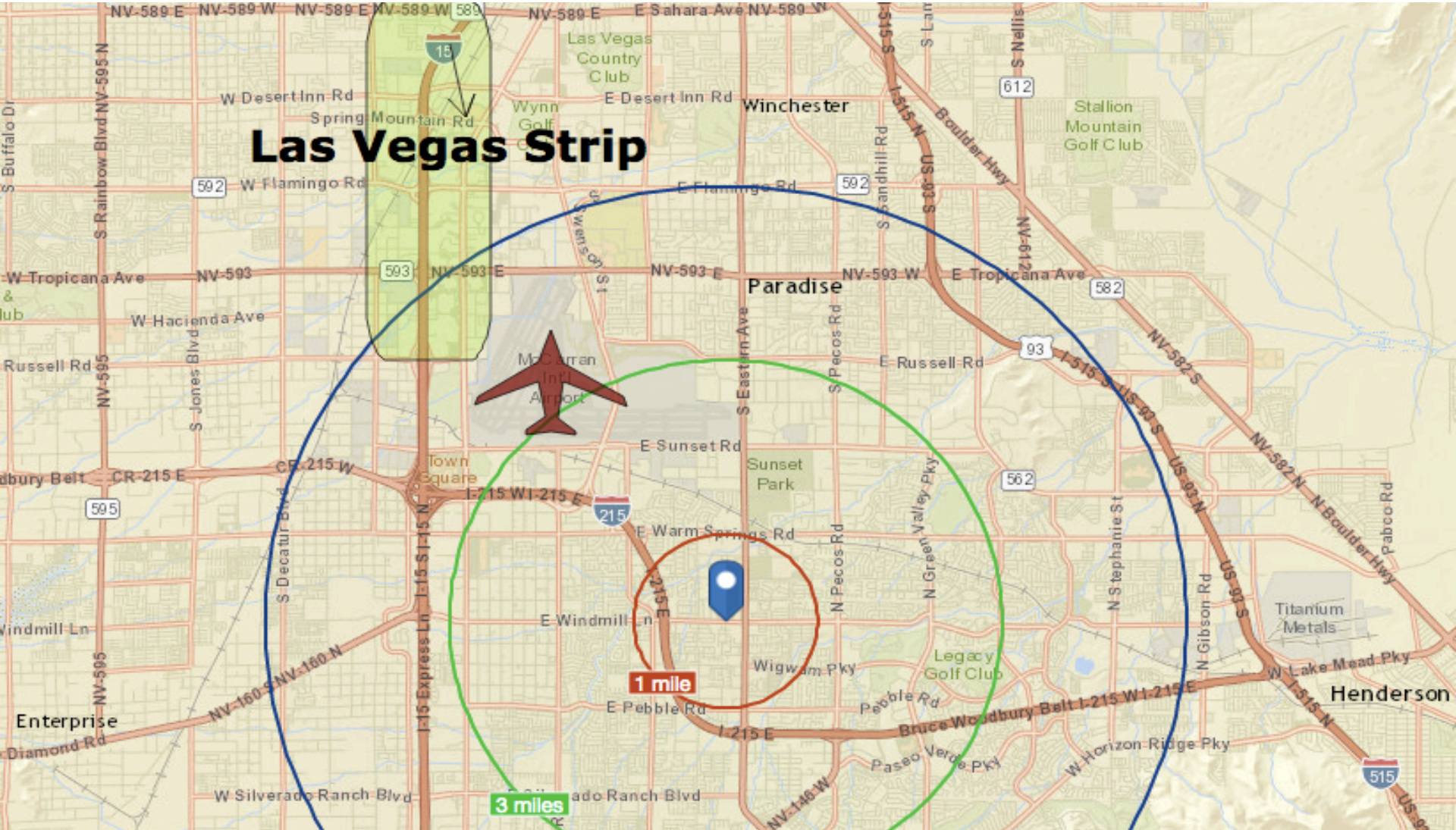
2,238 SF AVAILABLE!

To be delivered in white box condition with drop ceiling and two private restrooms.





CLOSE PROXIMITY TO LAS VEGAS STRIP & MCCARRAN INTERNATIONAL AIRPORT



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KEY FACTS

345,783

Population



2.5

Average Household Size

38.5

Median Age

\$58,333

Median Household Income

EDUCATION

9%

No High School Diploma



28%

High School Graduate



34%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



15,665

Total Businesses



194,028

Total Employees

EMPLOYMENT



60%

White Collar



14%

Blue Collar



26%

Services



5.2%
Unemployment Rate

INCOME



\$58,333

Median Household Income



\$31,083

Per Capita Income



\$66,184

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.6%)

The smallest group: \$150,000 - \$199,999 (5.1%)

Indicator	Value	Difference	
<\$15,000	8.9%	-1.0%	
\$15,000 - \$24,999	8.8%	-0.7%	
\$25,000 - \$34,999	10.0%	-0.8%	
\$35,000 - \$49,999	13.5%	-0.6%	
\$50,000 - \$74,999	20.6%	+1.4%	
\$75,000 - \$99,999	13.5%	+0.2%	
\$100,000 - \$149,999	14.4%	+0.3%	
\$150,000 - \$199,999	5.1%	+0.5%	
\$200,000+	5.3%	+0.7%	

Bars show deviation from Clark County

