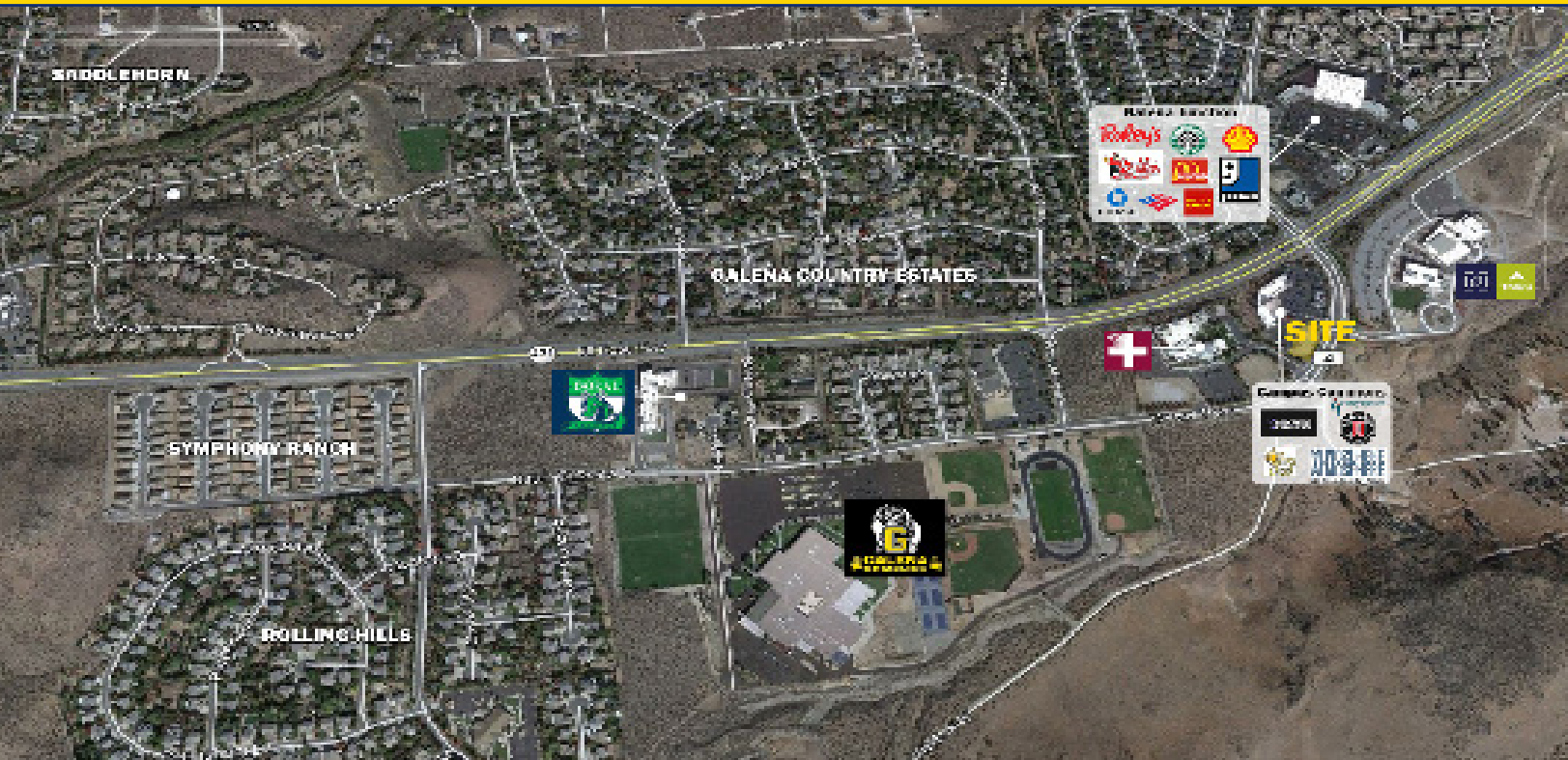


Build-to-Suit Retail Pad/Office Building/Land Lease



Property Snapshot

- Customize to your needs! Approximately 4,000 Sq. Ft of retail or office space available
- **Price Negotiable!**
- Perfect location for a drive-thru coffee shop, medical spa, health/wellness provider, restaurant or specialty retailer
- High visibility with 20,000 CPD on Mt. Rose Highway
- Median household income of \$113,708 within a 3 mile radius
- Over 12,000 households with approximately 30,000 population within a 3 mile radius
- Located across from UNR/TMCC Redfield Campus
- Zoned Mixed Use (MU)



Sean French
Associate
sfrench@archcrestnv.com
C: 775.997-8555
NV Lic S.0185456

Kevin Annis, SIOR, CCIM
Broker/Principal
kannis@archcrestnv.com
C: 775.742.2539
NV Lic B.1000617 LLC

Melanie Stewart
Transaction & Marketing Coordinator
mstewart@archcrestnv.com
P: 775.852.9800 x 205
NV Lic S.0061263

775.852.9800

www.archcrestnv.com

ArchCrest Commercial Partners • 5560 Longley Lane, Suite 100, Reno, NV 89511 • Fax: (775) 850-4251

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