



-  **COMPLETED JUNE 2005**
-  Space Available: 1,400 to 2,800 s.f.
-  Lease Rate: \$2.25 psf NNN  
Lease Term: 5 to 10 years.
-  Anchored by Home Depot.
-  Located at Flamingo and the I-215.
-  Contact Matt Bear or Sheri Makransky for further details at 702-851-7200.

**215 Signage Available**

## PRIME RETAIL SPACE AVAILABLE (702) 851-7200

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

### Prime Location:

- At I-215 on the SWC of Fort Apache and Flamingo next to the Home Depot in Las Vegas

Join our “destination” shopping center including the following tenants:

- Scandals Day Spa
- RE/MAX Advantage
- City Wide Dry Cleaning



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[smakransky@venturedg.com](mailto:smakransky@venturedg.com)

Contact **MATT BEAR** or **SHERI MAKRANSKY** 702 851 7200

WWW.VENTUREDG.COM FAX 702 851 7201 8080 W. SAHARA AVE SUITE A LAS VEGAS, NEVADA 89117

# SHOPS AT FLAMINGO & FT. APACHE



## 3 & 5 Mile Demographics:

-  Population 111,643 & 249,141.
-  Population Growth: 193.82% / 115.79%.
-  Average Household Income: \$78,828 & \$75,717.
-  Fort Apache projected to be improved to 6 lanes, 100 feet wide.
-  Contact Matt Bear or Sheri Makransky for more information or an appointment to view space.
-  Visit our website at [www.venturedg.com](http://www.venturedg.com).

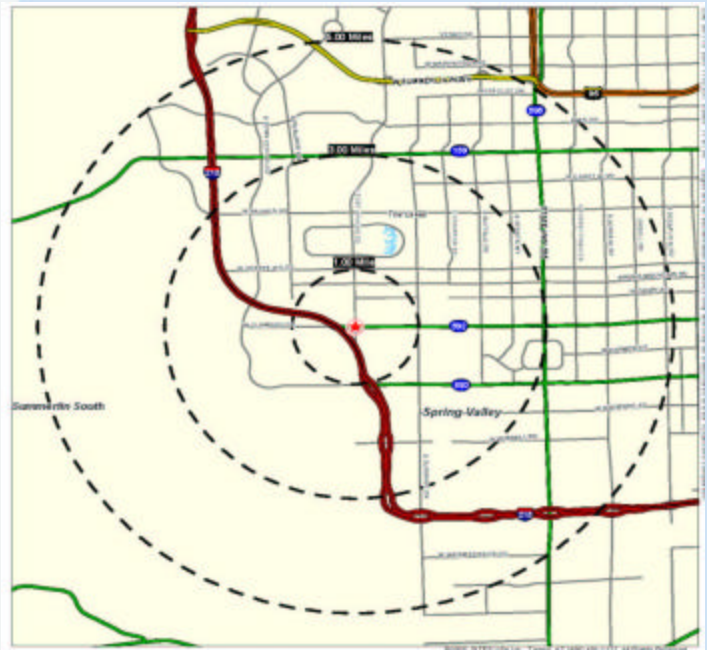
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## Prime Location:

- At I-215 on the SWC of Fort Apache and Flamingo next to the Home Depot in Las Vegas

## Property Details

- Prominent signage on I-215 and Ft. Apache
- High Density Residential



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**Contact MATT BEAR or SHERI MAKRANSKY 702 851 7200**

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