

FOR LEASE

CHARLESTON SQUARE

4508 - 4548 E. Charleston Blvd. | Las Vegas, NV 89104



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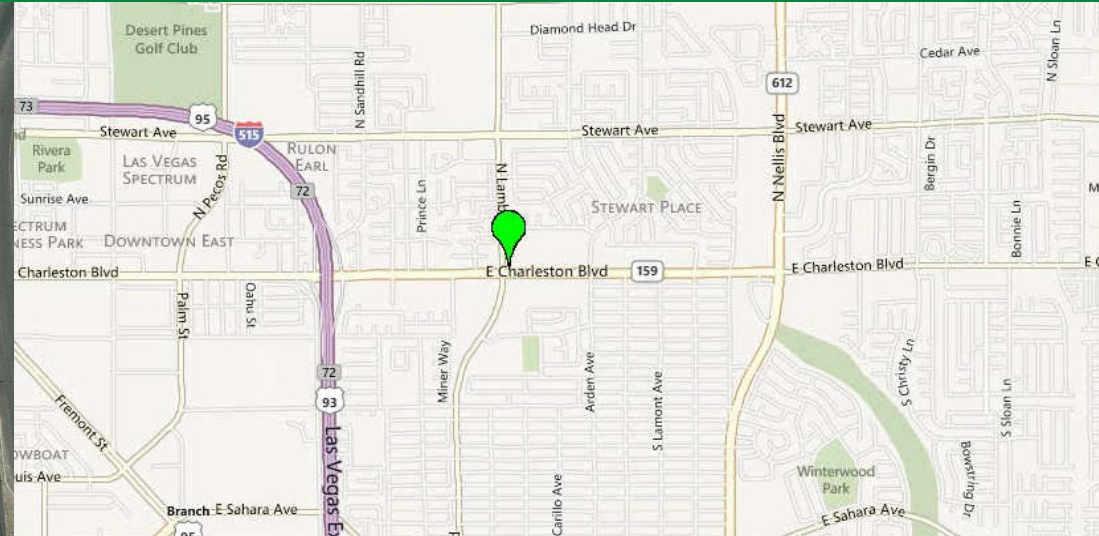
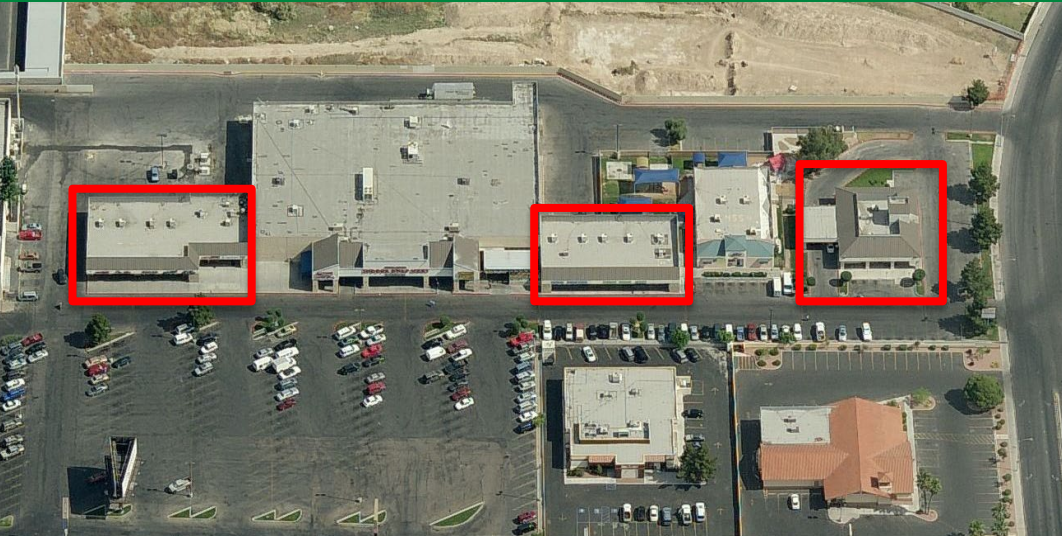
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Charleston square II is a well-established retail center with great visibility, & heavy foot traffic. It is anchored by a supermarket & shares a lot with The Charleston Swap Meet & 24 Hour Fitness as well as several fast-food chains that draw traffic to the center. The spaces work well for retail or office users.

PROPERT FEATURES

- Rates from \$1.20 NNN
- 4,023 SF Available
- Excellent visibility
- Former gym facility
- High traffic counts
- National anchors
- Monument/building signage
- Ample Parking
- TI's negotiable

TRAFFIC COUNTS

E. Charleston Blvd.	N. Lamb Blvd.	42,724 VPD
N. Lamb Blvd.	E. Charleston Blvd	32,682 VPD
E. Charleston Blvd.	S. Lamb Blvd.	51,484 VPD

Available Suite	Square Feet	Space Description	CAM
4544, 4546, 4548	4,023	2 nd generation gym facility w/ 2 rest rooms and changing rooms	\$0.32