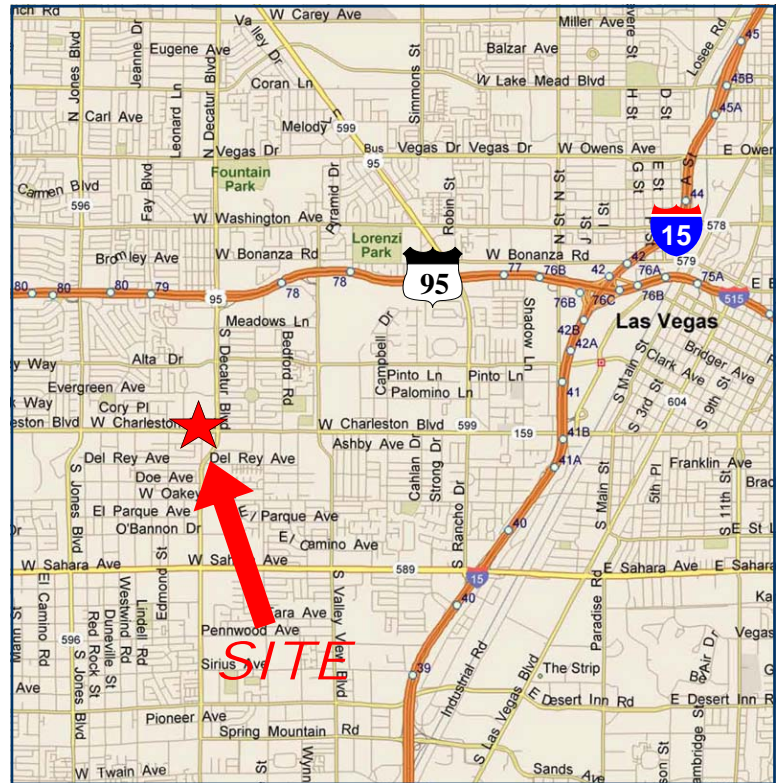


FORMER CONVENIENCE STORE FOR LEASE 4,000 SF RETAIL SPACE



5000 - 5004 W CHARLESTON BLVD
LAS VEGAS, NV 89107

- Exposure to Over 40,000 Cars Daily
- Very Competitive Rate - \$0.99 PSF NNN
- Established in Town Location
- Space Includes: Coolers, Shelving, Small Office & 2 Restrooms
- ± 4,000 SF Retail Space

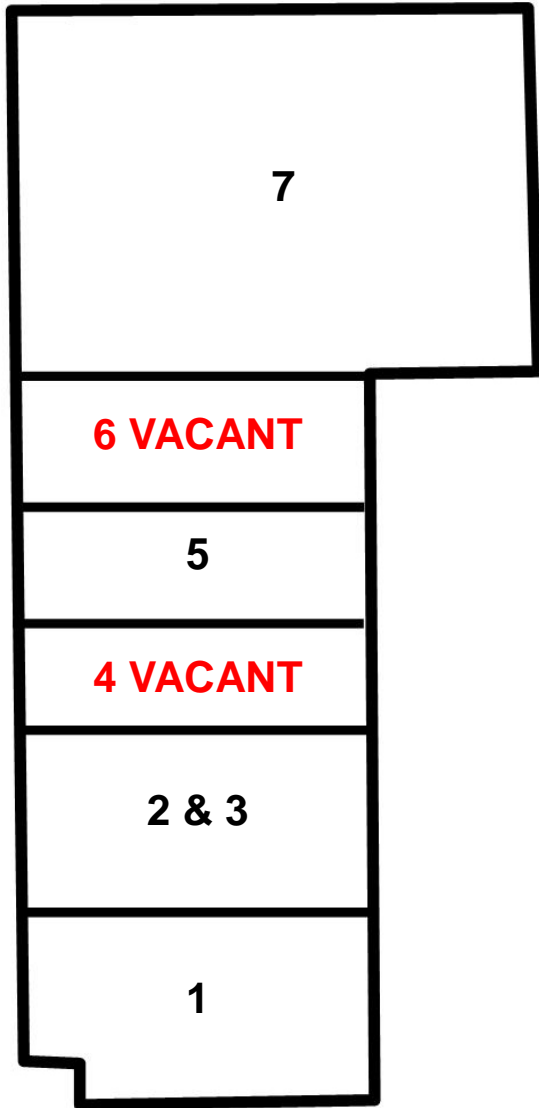


Exclusively Marketed By:

SHAWN BARASHY
SBarashy@LeeLasVegas.com

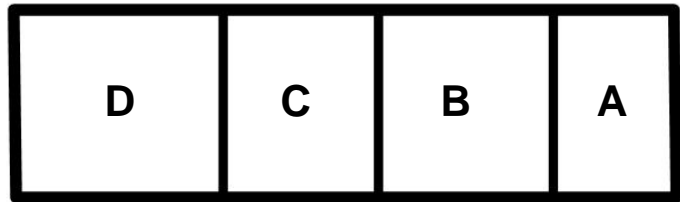
702-739-6222
SITE PLAN ON REVERSE

FORMER CONVENIENCE STORE FOR LEASE
4,000 SF RETAIL SPACE



5004 W CHARLESTON BLVD

1	US TITLE AUTO LOANS
2 & 3	KOREAN MARTIAL ARTS & TAE KWAN DO
4	VACANT
5	PATRICIA HAIR & NAILS
6	VACANT
7	SPANISH CHRISTIAN CHURCH



5000 W CHARLESTON BLVD

A	DOMINICAN DESTINATIONS HAIR STYLING & MINI SPA
B	TITAN AUTO INSURANCE
C	CACTUS BOOT & SHOE REPAIR
D	CAMINO REAL MEXICAN RESTAURANT

Not to scale

Exclusively Marketed By:

SHAWN BARASHY
SBarashy@LeeLasVegas.com

702.739.6222