

PROPERTY DETAILS

- O Minimum 5 year lease term
- O Property entitled for a Tavern
- O Foot traffic: 64,000 daily
- O Located on the Strip directly across the street from the Mandalay Bay and Four Seasons Hotel and adjacent to the McCarran International **Airport Executive Terminal**
- Join fine tenants like McDonalds and Panda Express

BRUCE FOLLMER

JUSTIN MICHAELS

President / Broker | Lic.# B.0018023

Vice President | Lic.# S.0068221





Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

Kiosk:

60 SF

\$2,000/month

Suite G:

1,453 SF **\$6 NNN**

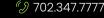
Las Vegas Blvd



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