

# RETAIL/OFFICE

## Summerlin & Pine Ridge Rd



FOR SALE

- Location:** NW corner of Summerlin and Pine Ridge Rd
- near new CVS drugstore
  - Right in Right Out to Summerlin
  - Direct access to Pine Ridge Rd at the traffic light
- Size:** 4.80 Acres, 209,100 SF, 636' X 331'
- Zoning:** CT (commercial tourist)
- Pricing:** ~~\$18 SF, \$3,763,800~~ Price Reduced \$15 SF, \$3,136,500
- Comments:** Public water & Sewer

Demographics 1, 3, 5 miles			
	1-Mile	3-Miles	5-Miles
Total Population 2008	6,982	37,304	79,771
Median Household Income	\$34,774	\$44,166	\$47,610
(AADT 2005) 23,100 Summerlin Rd E of San Carlos Blvd			

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Complete details available at  
[WWW.MILLERALLIANCE.COM](http://WWW.MILLERALLIANCE.COM)