

FOR SALE

1575 E LINCOLN WAY | SPARKS NV

COMMERCIAL BUILDING FOR SALE



Details

- 1.4 acres with parking
- 17,808 SF ground floor with 2 mezzanines totaling 4,698 SF
- Total Building 22,506 SF
- For Sale \$5,300,000
- Great location with high visibility
- Easy Access to I-80

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CO-OPERATING BROKERS WELCOME

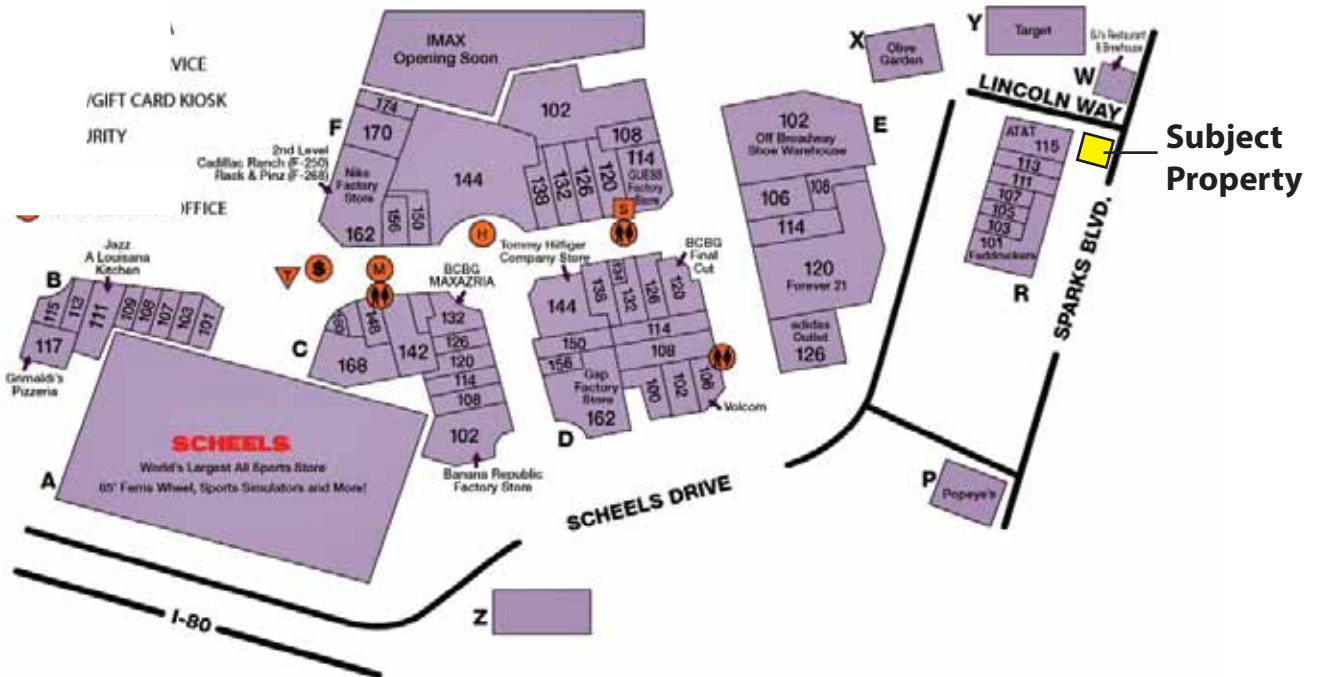
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Incredible real estate opportunity. 1575 Lincoln Way is a 22,506 sq ft building located at the entrance of the Legends at Sparks Marina. Currently used as a fitness facility, this property has many alternate uses such as furniture store, restaurant, or larger retail uses. Benefit from the incredible traffic counts and visibility without paying the large NNN fees of the Legends.



Tenant roster for Legends at Sparks Marina:

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|-------------------------------|-------------------------------|----------------------------|-----------------------------|---------------------------|-------------------------|
| Adidas Outlet | Bose Factory Store | GameStop | Jones New York Outlet | Olive Garden | Subway |
| Ann Taylor Factory Store | Carter's Outlet | Gap Factory Store | Kenneth Cole Company Store | OshKosh B'Gosh Outlet | Target |
| AT&T | Converse Outlet | GNC | Leather Works | Popeyes Louisiana Kitchen | The Old Farmers Almanac |
| Banana Republic Factory Store | Dickinson 13-IMAX | Gramma Ginna's - Scheels | Lucky Star Nail Spa | Sanrio | Tommy Hilfiger |
| Bath and Body Works | Forever 21 | Grimaldi's Pizzeria | Michael Kors Outlet | Scheels All Sports | Tuff Beanz |
| BCBG Final Cut | Freshberry Frozen Yogurt Café | GUESS Factory Store | Nike Factory Store | Skechers USA Outlet | Vans Outlet |
| BCBGMAXAZRIA | Fuddruckers | Gymboree Outlet | Off Broadway Shoe Warehouse | Sprint | Volcom |
| Best Buy | GameStop | Jazz - A Louisiana Kitchen | | Styles for Less | |