

Property Summary



Property Description

5155 Grumman Drive presents a rare opportunity to acquire an expertly positioned land parcel in Carson City. The site offers a flat, secure storage lot for equipment, trucks, etc.

Property Highlights

- Fully Fenced & Paved Yard
- On-Site Electrical Outlets
- Easy Access to I-580 Freeway on/off ramp
- Near Carson City Airport
- Level, Usable Parcel

Offering Summary

Lease Rate:	\$2,900 per month (NNN)
Available SF:	1.56 Acres
Lot Size:	1.56 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	6	42	508
Total Population	15	114	1,489
Average HH Income	\$130,179	\$108,702	\$93,410

For Lease | 5155 Grumman Drive Carson City, NV

Location Map



John Uhart, CCIM Sr. Advisor | NV #B0003534.LLC | 775.741.3015 | John@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	15	114	1,489
Average Age	62.7	46.7	34.8
Average Age (Male)	61.0	45.8	36.7
Average Age (Female)	63.9	48.0	35.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	6	42	508
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$130,179	\$108,702	\$93,410
Average House Value	\$674,867	\$531,293	\$411,108

2023 American Community Survey (ACS)