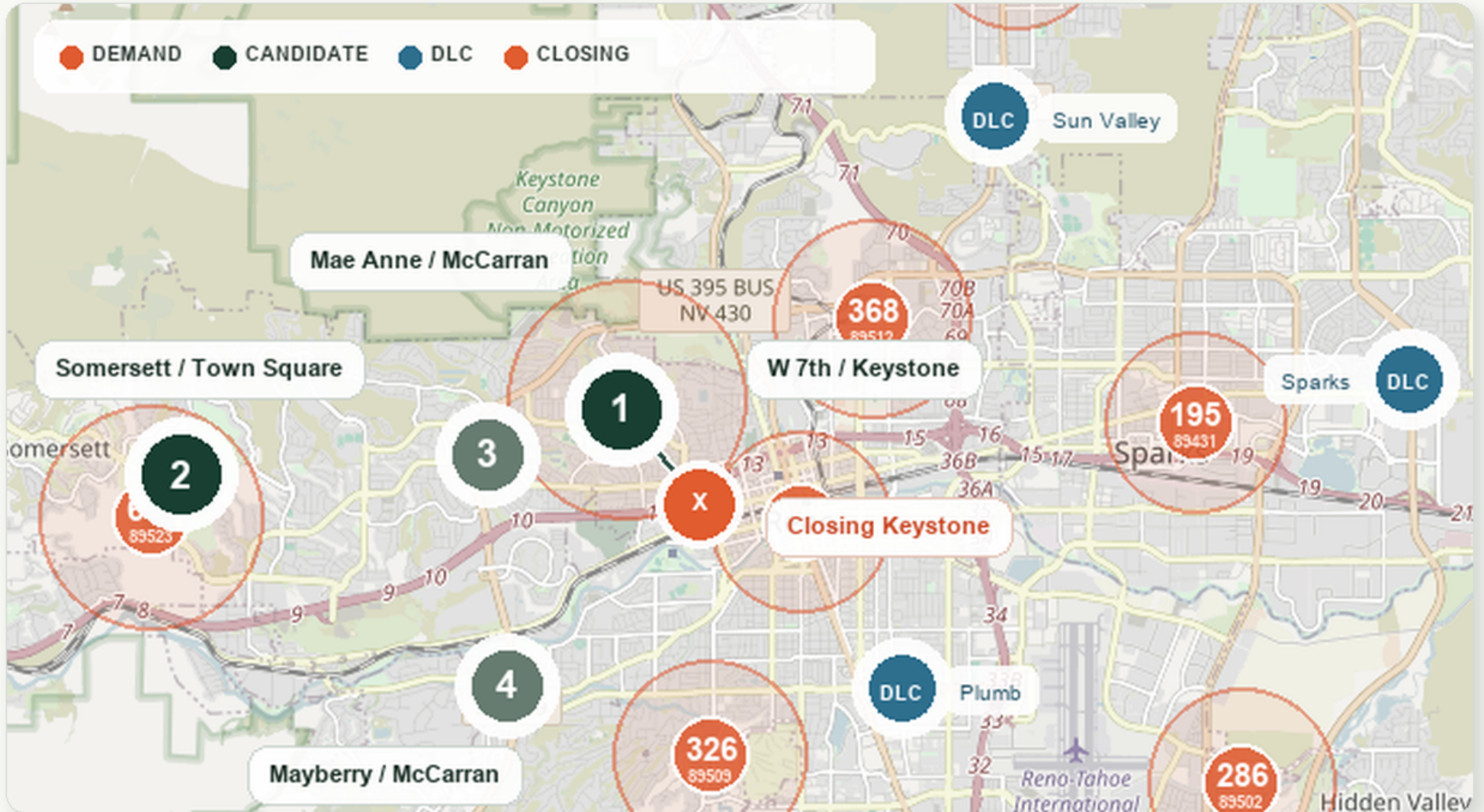


Choose crossroads first. Search sites second.

4,067 address records | 84.9% within five miles | residential pins excluded



01 LEADING CROSSROAD | CENTRAL WEST

W 7th St x Keystone Ave

Established retail corridor | 89503 demand core | no parcel implied

02 LEADING CROSSROAD | FAR WEST

Somerset Pkwy x Town Square Way

Established retail district | 89523 demand core | no parcel implied

Tour the retail area around each crossroad.

The first two form the leading pair; 3 and 4 are intersection alternatives, not parcel recommendations.

01	LEADING CROSSROAD CENTRAL WEST W 7th x Keystone	Established retail corridor 89503 demand core 4.26 mi from #2	MAP	RETAIL
02	LEADING CROSSROAD FAR WEST Somerset x Town Square	Established retail district 89523 demand core 4.26 mi from #1	MAP	RETAIL
03	ALTERNATE CROSSROAD NORTHWEST Mae Anne x N McCarran	Grocery and big-box retail arterial visibility overlap with #1	MAP	RETAIL
04	ALTERNATE CROSSROAD SOUTHWEST Mayberry x S McCarran	Neighborhood retail southwest coverage lower 89523 fit	MAP	RETAIL

WHY THESE TWO

Score the intersection first; choose the real estate later.

Residential intersections and speculative development sites are excluded. W 7th and Keystone serves the central-west 89503 demand concentration; Somerset and Town Square serves the far-west 89523 concentration. Both are existing retail environments, and the model treats each as a search area rather than endorsing a particular building, parcel, or vacancy.

Eligibility gate: established retail crossroads only. Residential nodes and site-specific leasing assumptions are not scored.
Pair result: average nearest-store distance improves from 4.04 to 2.15 miles; 84.9% fall within five miles; the crossroads are 4.26 miles apart.

SOURCES: DLC DIRECTORY + NDOT TRINA + RETAIL-CENTER EVIDENCE + 4,067-ROW EXPORT