

ONE GILES PLACE

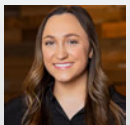
15,299 SF | \$3,059,800

9801-9825 GILES ROAD, LA VISTA, NE 68128



**INVESTORS
REALTY INC.**

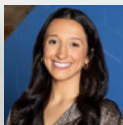
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OFFERING SUMMARY

SALE PRICE:	\$3,059,800
Building Size:	15,299 SF
Price / SF:	\$200.00
Lot Size:	1.45 Acres
Property Type:	Office/Medical/Retail
Zoning:	C-1
Year Built:	2006
Lot Size:	1.45 AC
Parking Ratio:	5.23/1,000

PROPERTY OVERVIEW

One Giles Place presents a rare owner-user opportunity in the Val Verde neighborhood of La Vista, NE. The property features a 5,885 SF former medical office and 2,500 SF former retail space available for occupancy, allowing an owner-user to establish their business while benefiting from income generated from existing tenants.

PROPERTY HIGHLIGHTS

- Occupy 2,500 SF of retail or 5,885 SF of former medical space while benefiting from existing tenant income
- Convenient access to I-80, Highway 370, 84th Street, and 96th Street
- High visibility along Giles Road
- Ample front-door parking (80 stalls | 5.23 stalls per 1,000 SF)
- Surrounded by established residential neighborhood with strong demographics
- Located near Walmart, CHI Health Centris Federal Credit Union, and other area amenities
- Owner-user opportunity with in-place rental income
- Ideal for medical, office, therapy, or service-oriented users

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SITE PLAN



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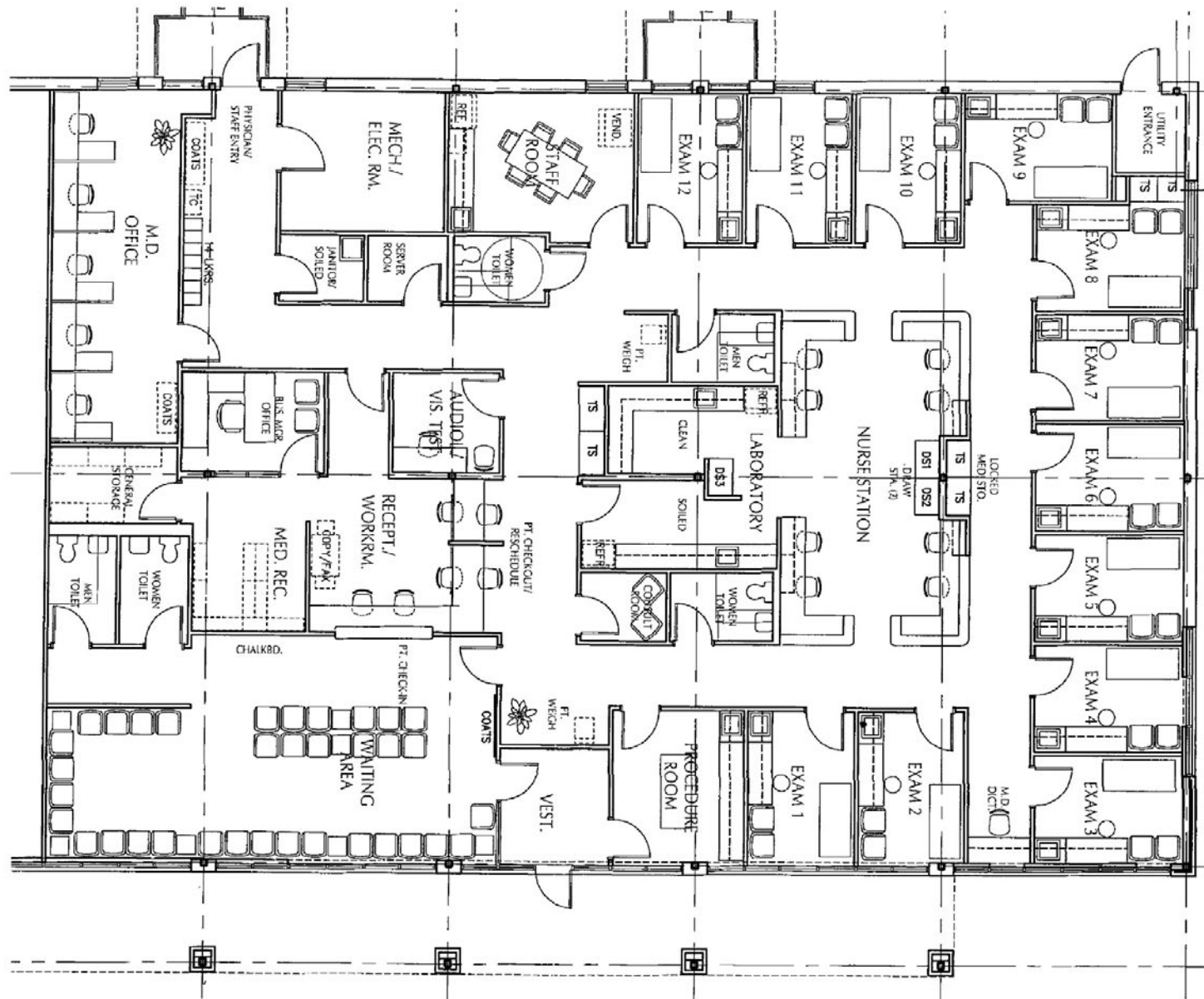
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BUILDING 9801
VACANT
5,885 SF

9801-9825 GILES ROAD
9801 FLOOR PLAN



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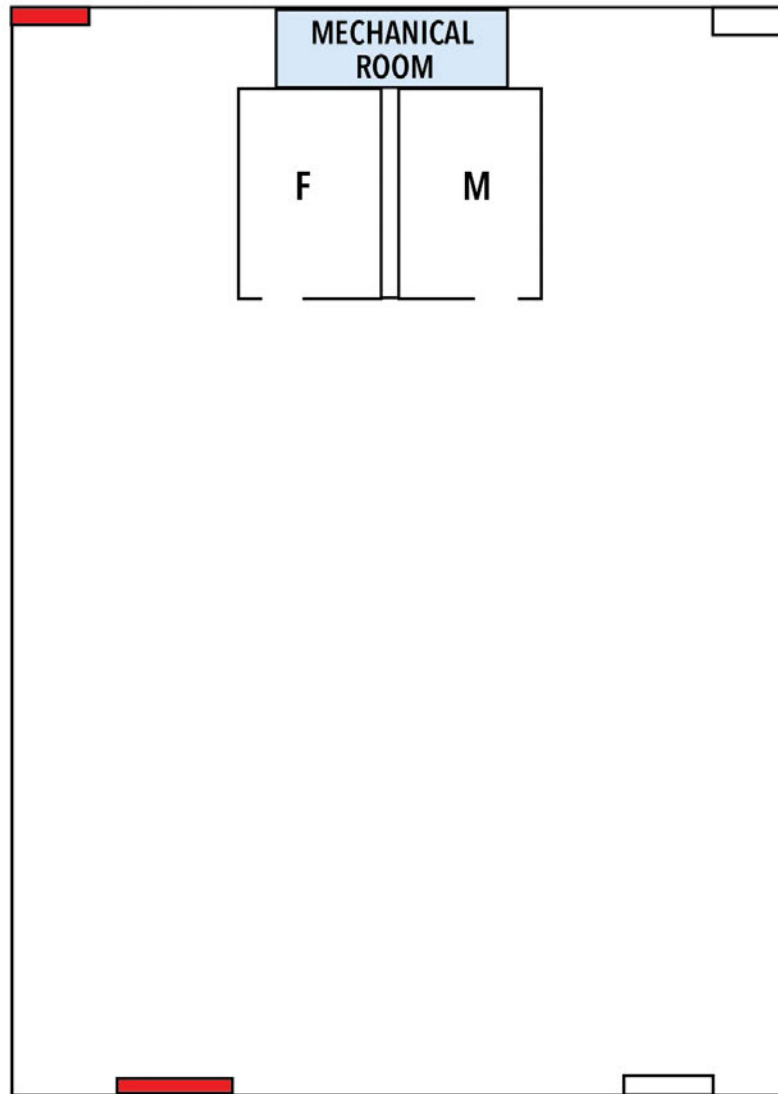
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BUILDING 9825
STE C/D VACANT
2,500 SF



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SITE AERIAL



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RETAILER MAP



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ADDITIONAL PHOTOS - VACANT 5,885 SF



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ADDITIONAL PHOTOS - VACANT 2,500 SF



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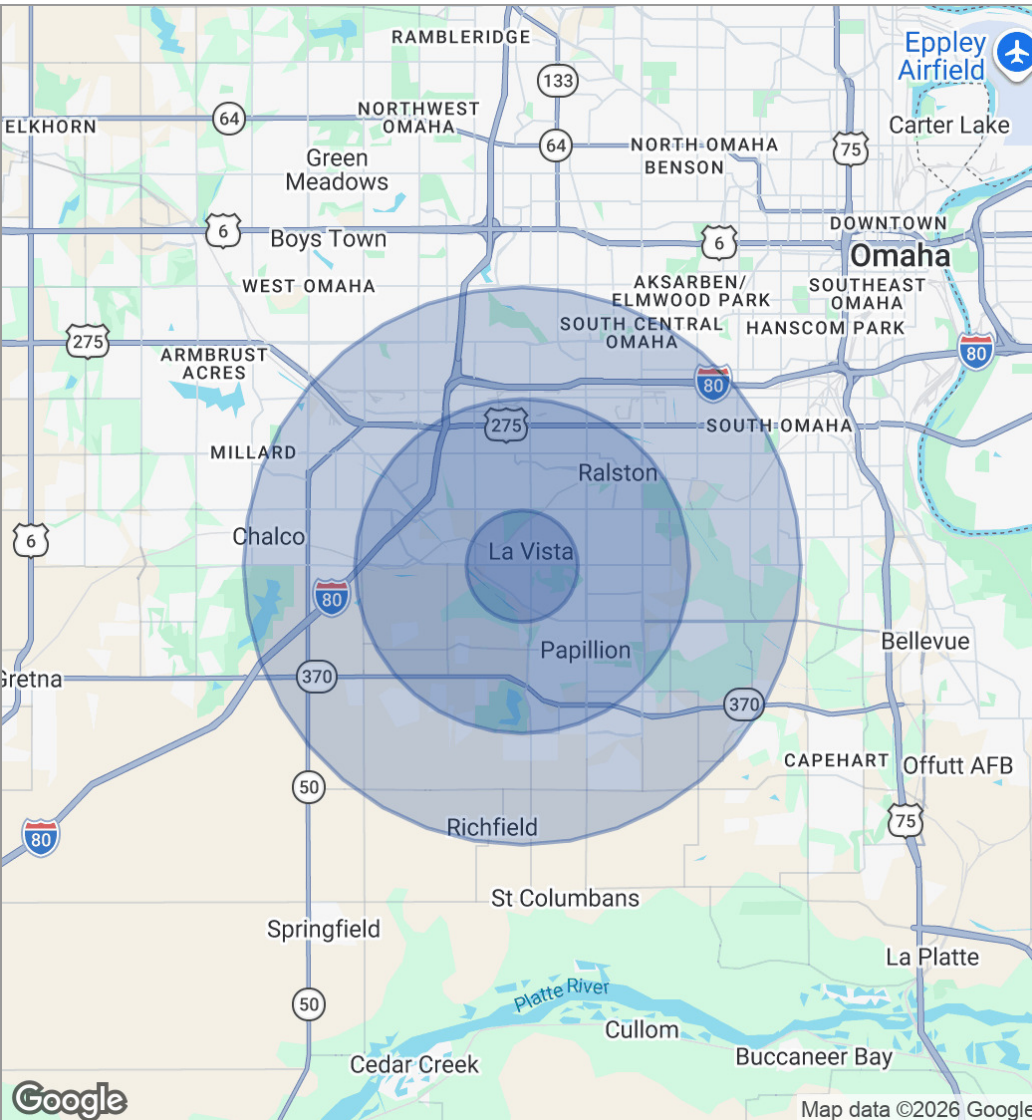
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	9,651	74,080	167,269
Median age	41.8	38.3	38.2
Median age (Male)	40.7	37.8	37.3
Median age (Female)	43.4	38.7	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,941	31,367	68,840
# of persons per HH	2.4	2.4	2.4
Average HH income	\$129,666	\$108,101	\$109,906
Average house value	\$363,071	\$280,714	\$273,265

** Demographic data derived from 2020 ACS - US Census*



*We deliver client-focused
real estate solutions*

9801-9825 GILES ROAD
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City, State, Zip: _____
Date: _____

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