

Available

Walmart

CBRE

Walmart Outlot

Land | 1.64 AC

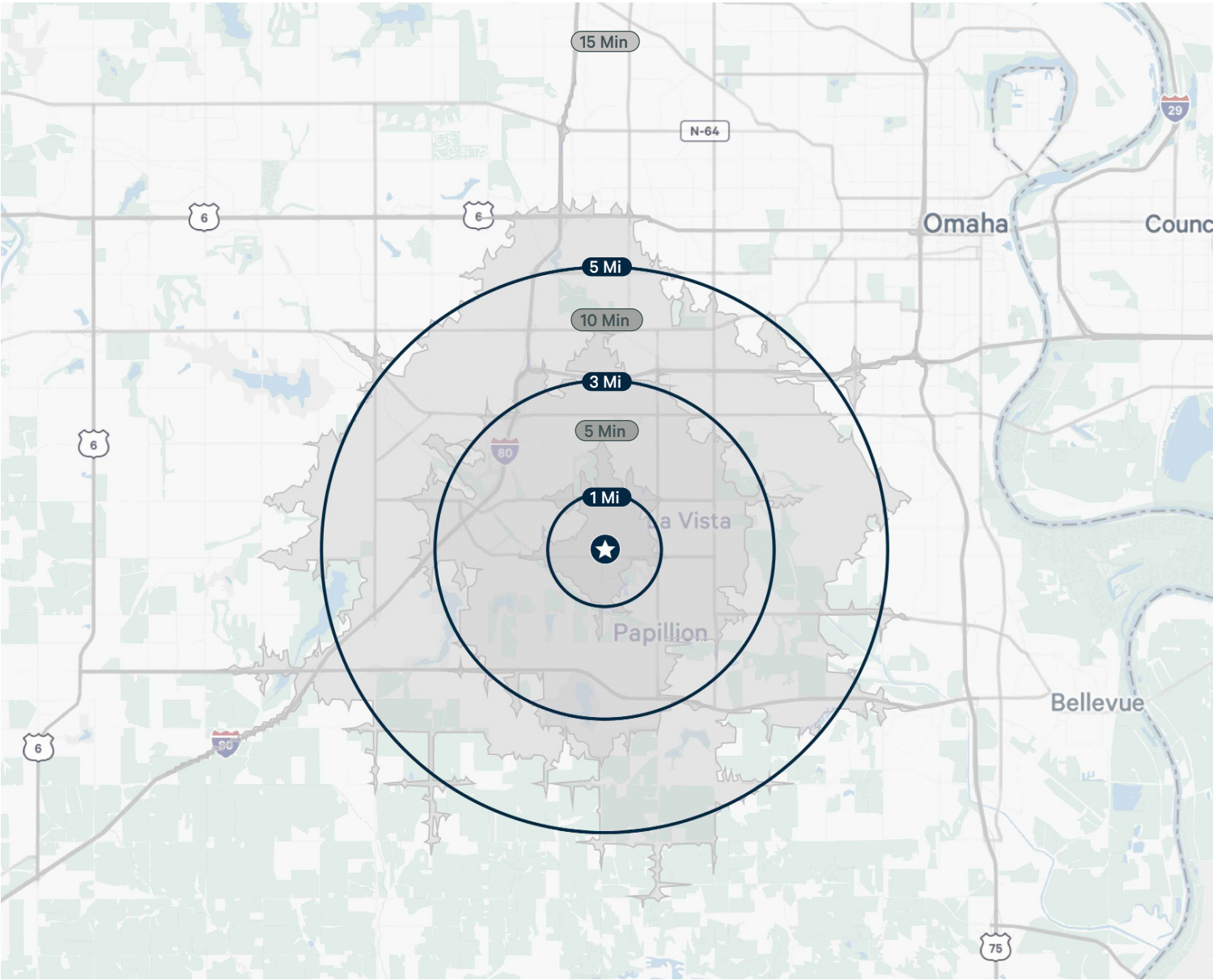
9460 Giles Road | La Vista, NE 68128 | Store #3173



Property Overview

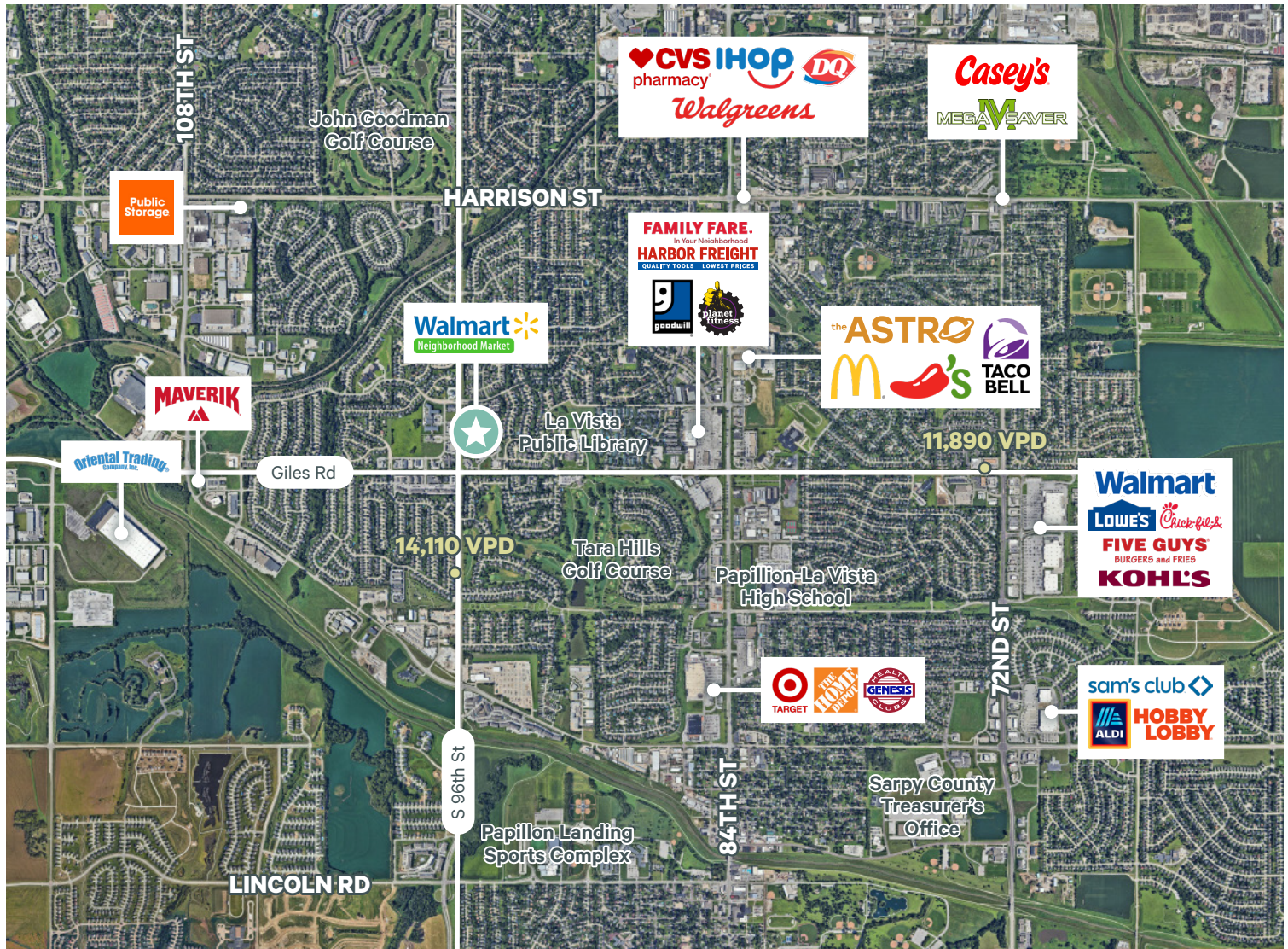
- + 1.64 AC outparcel
- + Zoned: C-1 Shopping Center District
- + Potential uses: retail, restaurant, drive-thru and office
- + Anchored by Walmart Neighborhood Market
- + Nice in-fill site
- + Good neighborhood demographics

Area Overview



2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	12,090	8,855	4,868	\$103,329	39.9
3 Miles	78,229	82,006	32,697	\$85,939	36.9
5 Miles	179,726	201,417	73,447	\$85,939	37.1
5 Minutes	119,439	125,135	45,508	\$89,670	37.3
10 Minutes	581,633	609,654	234,189	\$83,583	35.7
15 Minutes	838,264	866,988	330,135	\$84,843	35.9

Trade Area



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