

GROUND LEASE OR BUILD TO SUIT - PLACE 72 PAD SITE

7308 HARRISON STREET, LA VISTA, NE 68128

LAND | 0.40 ACRES



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY DESCRIPTION

Opportunity for ground lease or build to suit at 72nd & Harrison. Proposed rendering depicts 600 square foot building with patio, stacking for 13 cars and additional parking stalls. Motivated new landlord willing to get creative on this highly visible site!

PROPERTY HIGHLIGHTS

- Highly visible with 47,000 cars per day
- Adjacent to recently updated and high occupancy strip center Place 72
- Endless possible uses with drive thru capability

LOCATION DESCRIPTION

Place 72 pad site is located at the busy intersection of 72nd & Harrison.

OFFERING SUMMARY

Lease Rate:	Negotiable
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Lot Size:	0.40 Acres
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CONTACT

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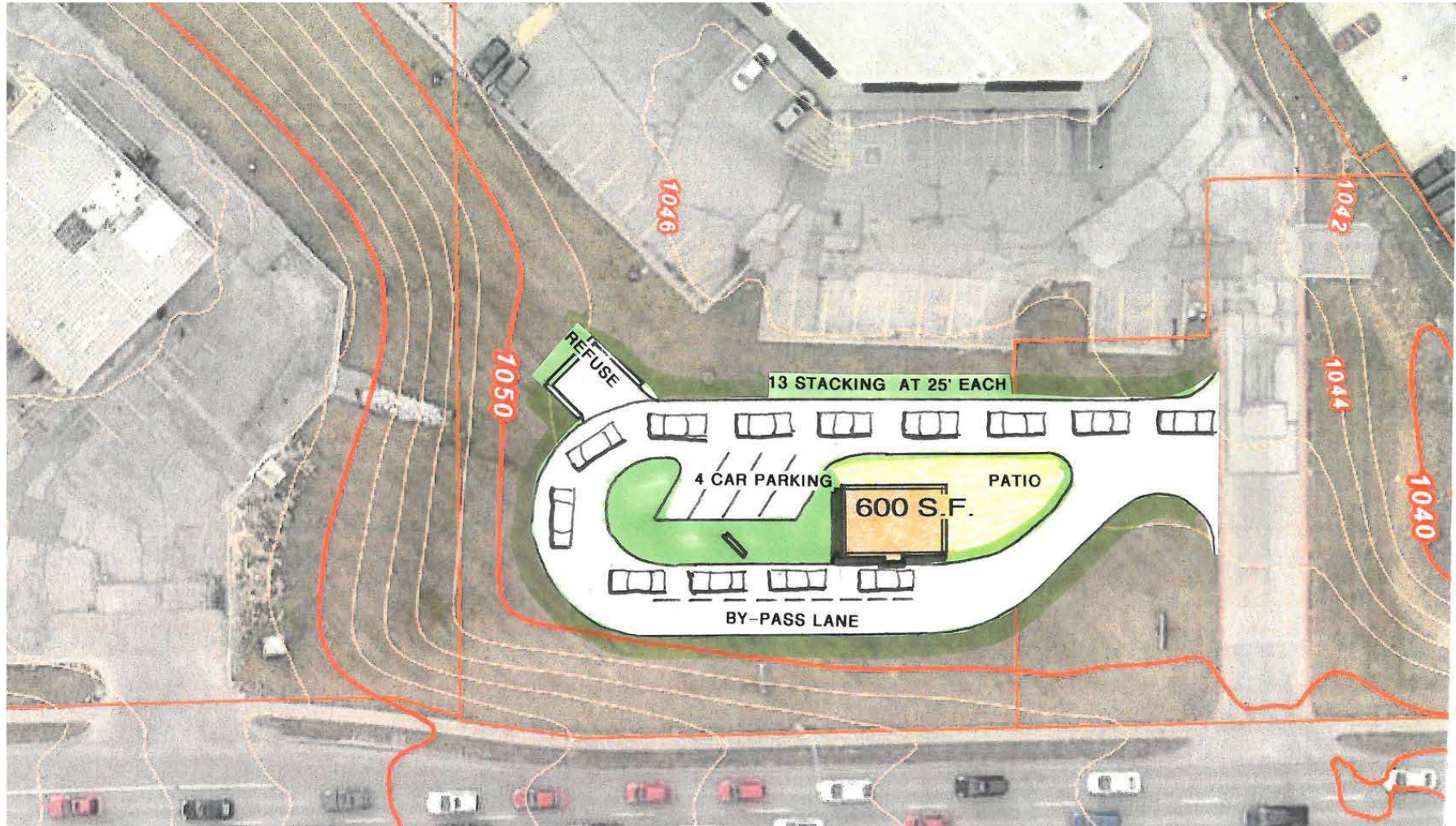
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RENDERING (Preliminary drawing, not officially approved by city)

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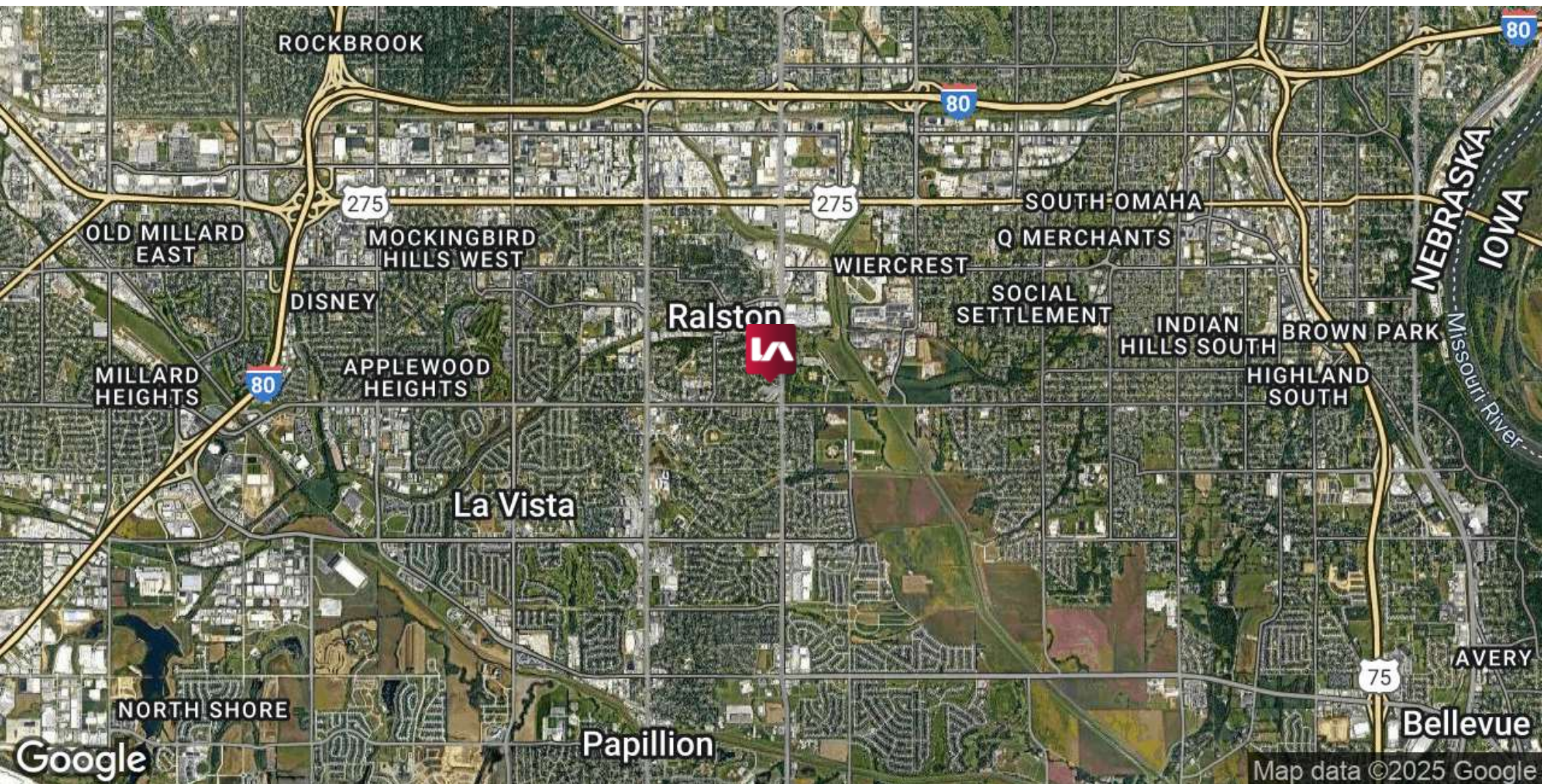
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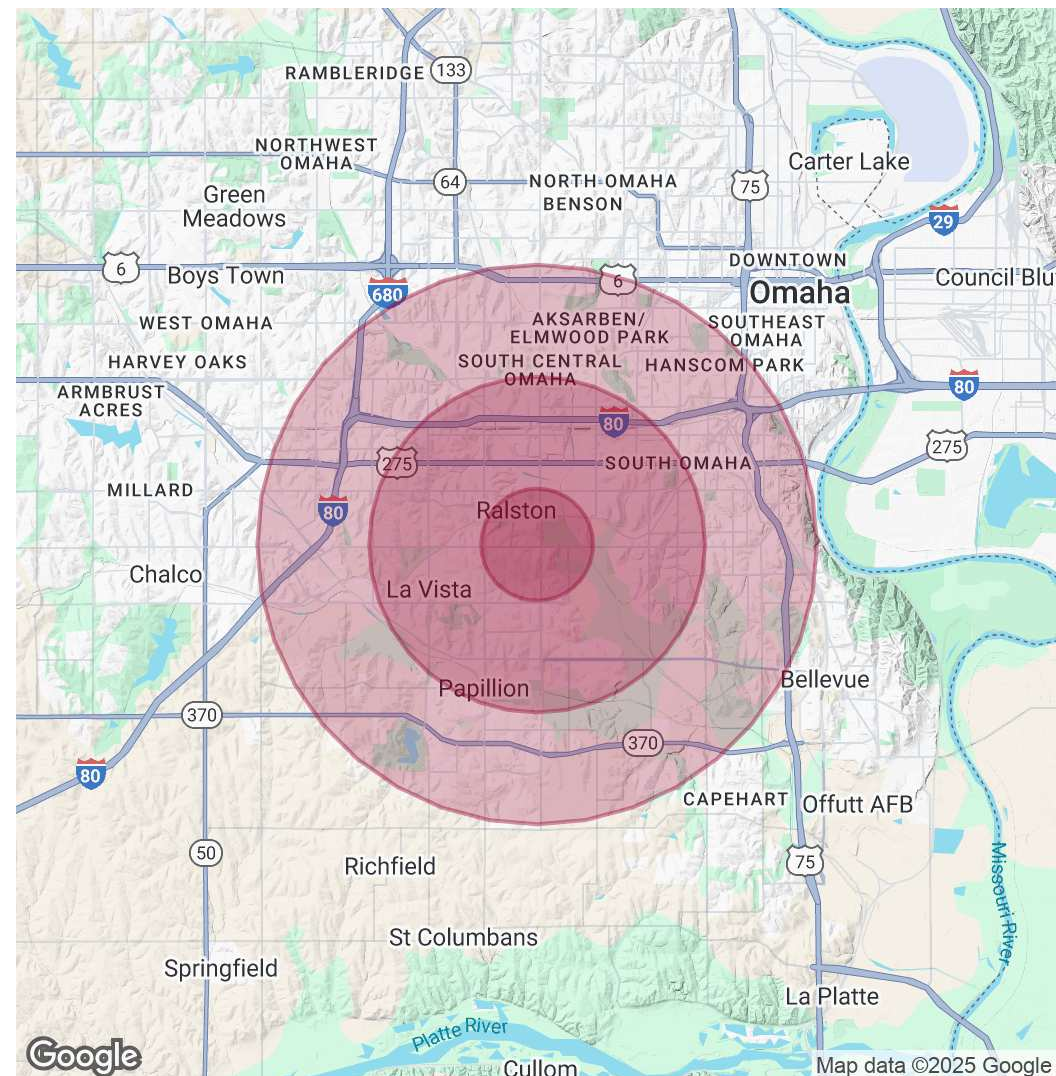
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,341	66,976	189,201
Average Age	38.0	36.7	36.3
Average Age (Male)	34.5	35.5	35.6
Average Age (Female)	40.9	37.6	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,444	28,299	77,427
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$69,671	\$75,759	\$80,621
Average House Value	\$232,889	\$244,883	\$234,044

* Demographic data derived from 2020 ACS - US Census



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