



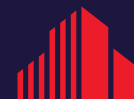
**PENFED**  
CREDIT UNION

YOUR NAME HERE

1,500 SF AVAILABLE

# SOUTHPORT RETAIL

12434 SOUTHPORT PARKWAY | LA VISTA, NE 68128



**CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY

## SOUTHPORT RETAIL

12434 Southport Parkway



### PROPERTY HIGHLIGHTS

Join Starbucks, Charred Burger + Bar, PenFed Credit Union, Jersey Mike's, Panda Express, Roll-Em-Up and Dirty Dough Cookies in the new retail/office building available now. This 1,500 SF vacancy is a fully built out showroom space that is move-in ready and suitable for retailers or operators with an immediate need for space. Nearby amenities include the new Smash Park family entertainment venue with other major traffic drivers including Costco, Cabela's, and the new CHI Health Multi-Sport complex located across the street which is expecting up to 220,000 people on weekdays for events in 2026. Great opportunity for a retail or office user to join all of the new development, along with long time users like Alamo Draft House Theater, Kiewit, and Securities America. Located just off of the I-80 & Giles interchange, the site is at the fully lit intersection of Southport Parkway and Giles Road. There are currently more than 800 hotel rooms in the overall development with this expected to increase by up to 400 in the near future.

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12434 Southport Parkway

## PROPERTY FEATURES

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| Rental Rate:     | \$34.00 PSF NNN                                                                 |
| Space Available: | 1,500 SF                                                                        |
| Building Size:   | 12,000 SF                                                                       |
| Build Out:       | Showroom                                                                        |
| Year Built:      | 2023                                                                            |
| Total Site Area: | 0.85 AC                                                                         |
| Parking Ratio:   | 12.83/1,000 SF                                                                  |
| Traffic Count:   | 39,000 EADT (W Giles and Giles Road)                                            |
| Anchors:         | Costco, Cabela's, Smash Park, Alamo Drafthouse, Panda Express, Starbucks Coffee |
| Co-Tenants:      | Charred Burger, PenFed, Jersey Mike's, Dirty Dough, Roll-Em-Up                  |



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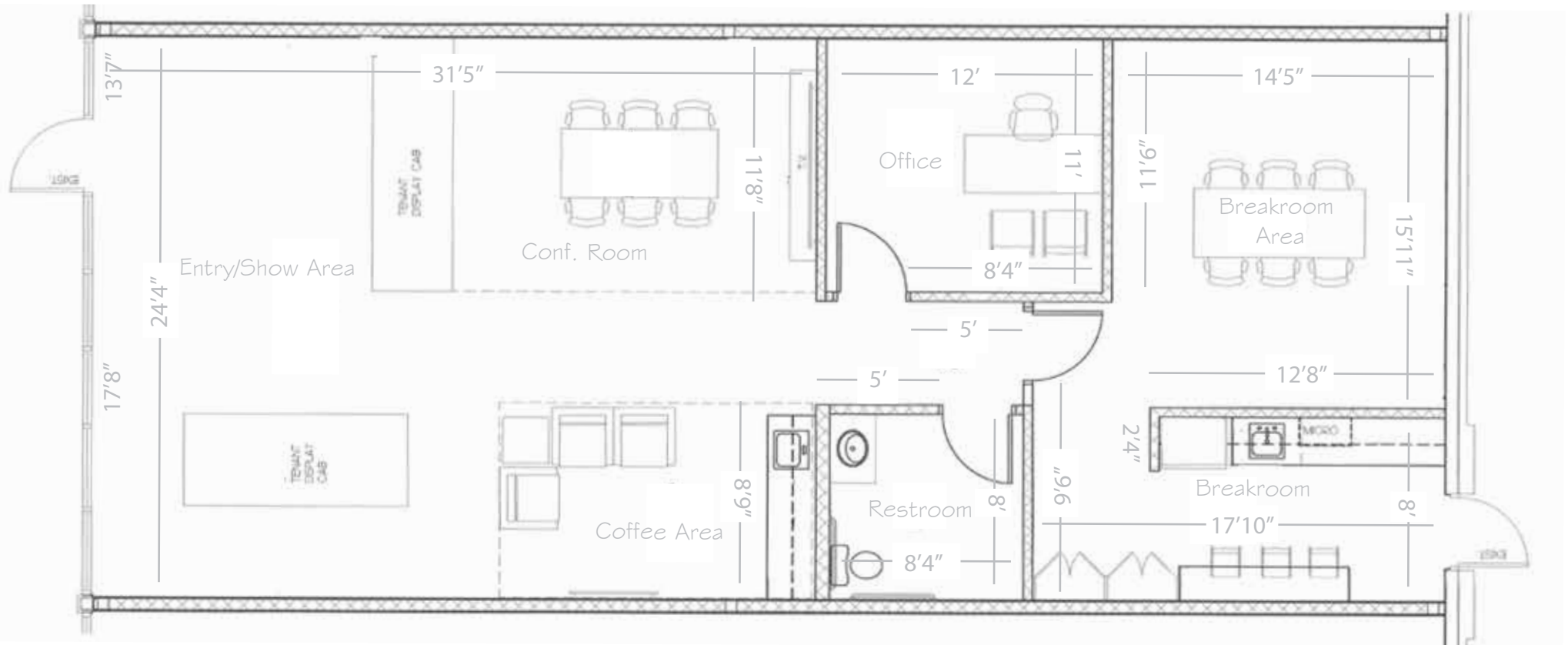
12434 Southport Parkway



# SOUTHPORT RETAIL

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## FLOOR PLAN



# SOUTHPORT RETAIL

12434 Southport Parkway





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