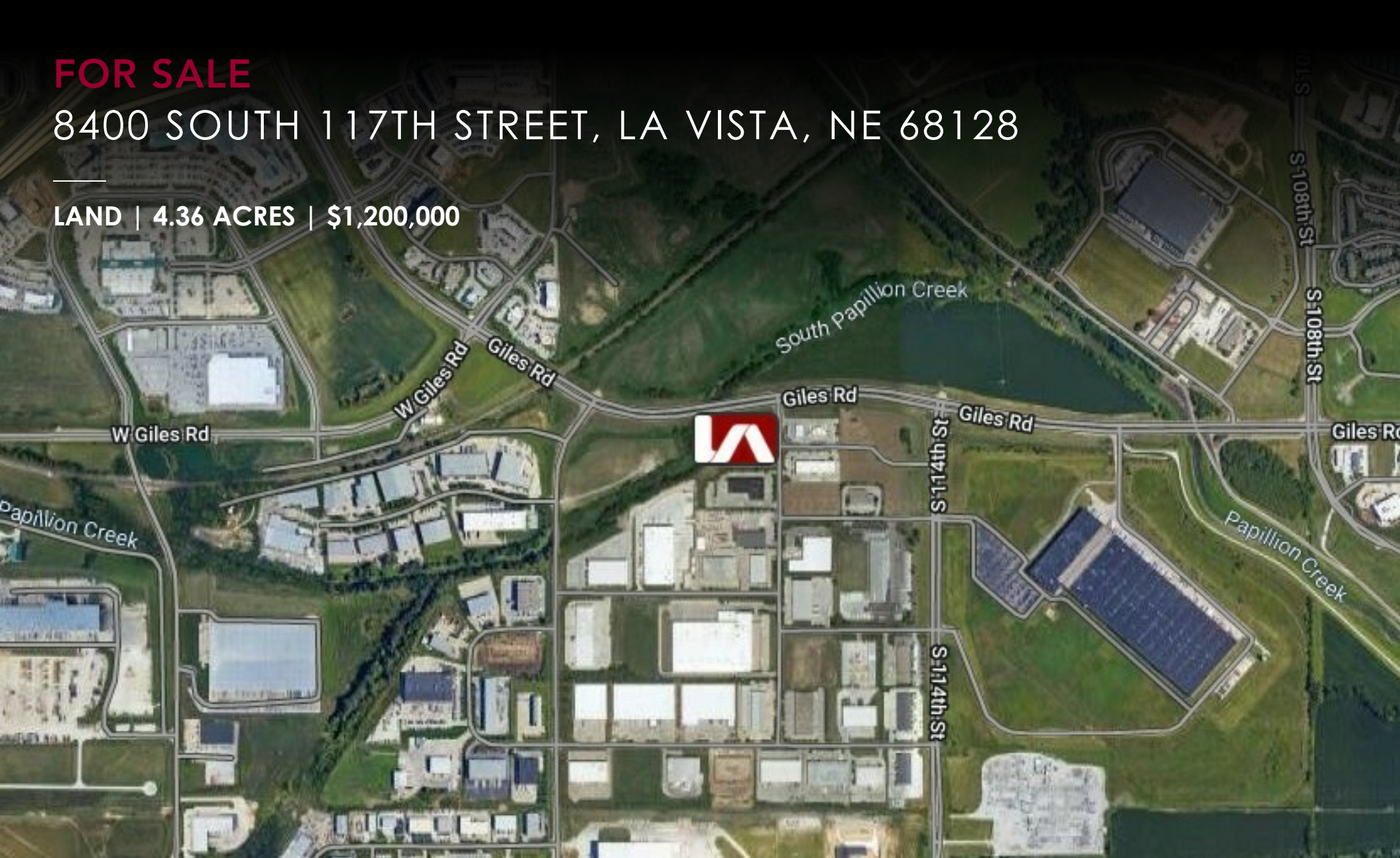


**FOR SALE**

**8400 SOUTH 117TH STREET, LA VISTA, NE 68128**

**LAND | 4.36 ACRES | \$1,200,000**



COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**S. Scott Moore**

402.677.3004

Scott.Moore@lee-associates.com

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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## PROPERTY DESCRIPTION

4.36 +/- acres of land (189,921.60 +/- SF) for sale. Parcel is well situated with multiple options for development.

## PROPERTY HIGHLIGHTS

- Proximity to the La Vista multi-sport complex
- Surrounded by amenities such as: restaurants, convenient stores, hotels, retail shops and related services
- C-3 Zoning allows for numerous options and opportunities

## LOCATION DESCRIPTION

Property sits along Giles Road and 117th Street with great visibility and access.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,200,000
<b>Lot Size:</b>	4.36 Acres

## CONTACT

**S. Scott Moore**

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C 402.677.3004

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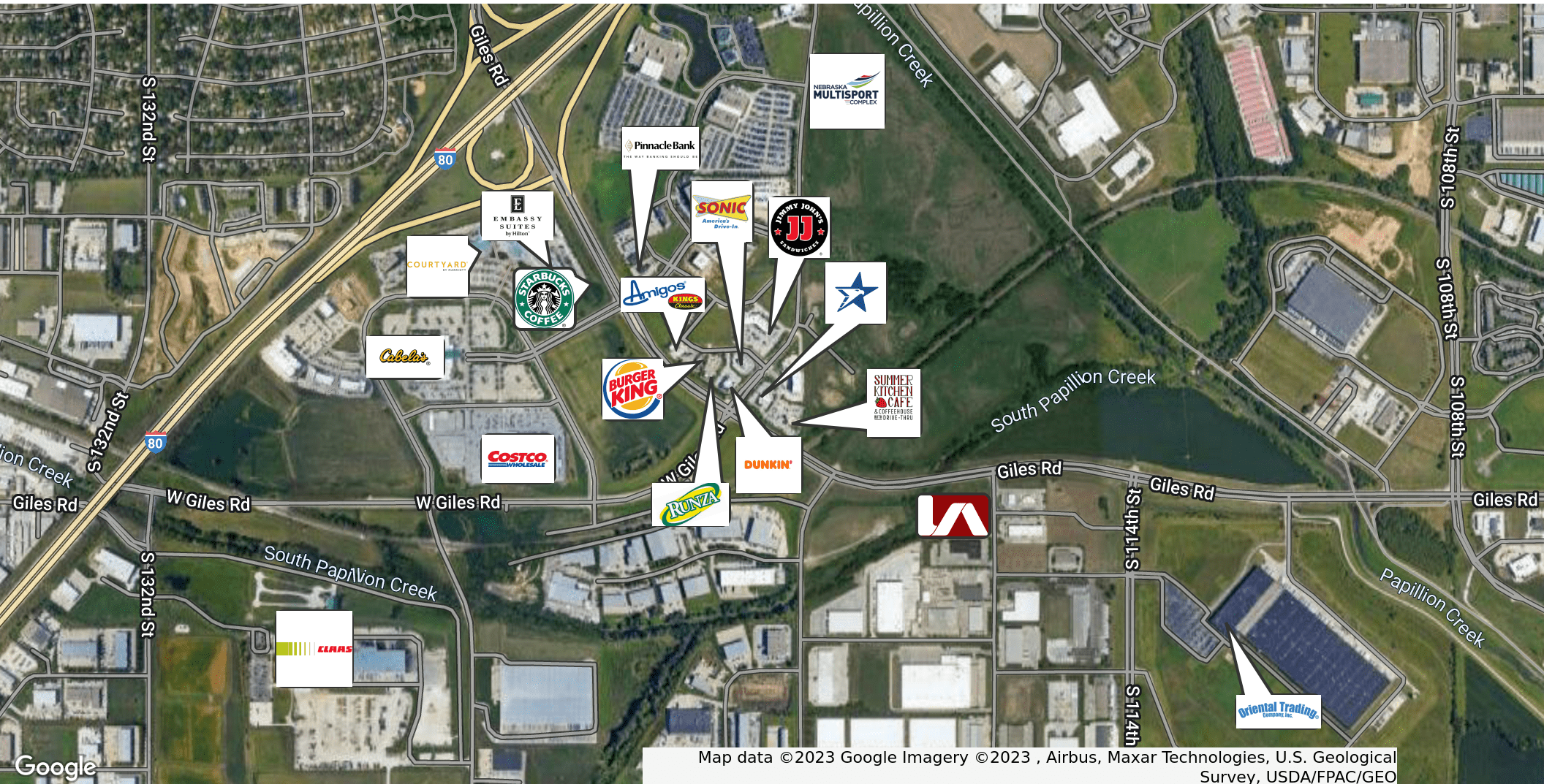
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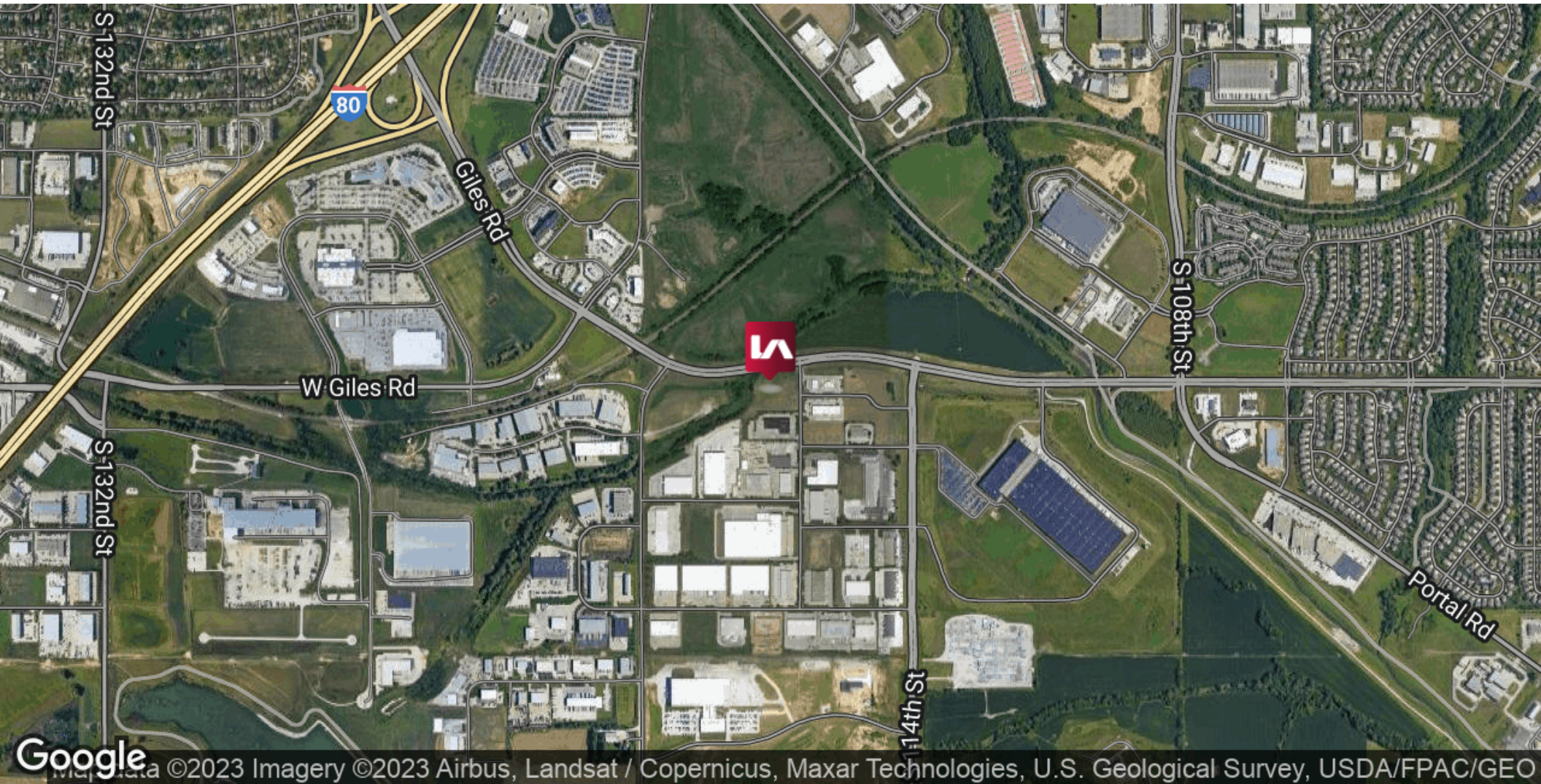
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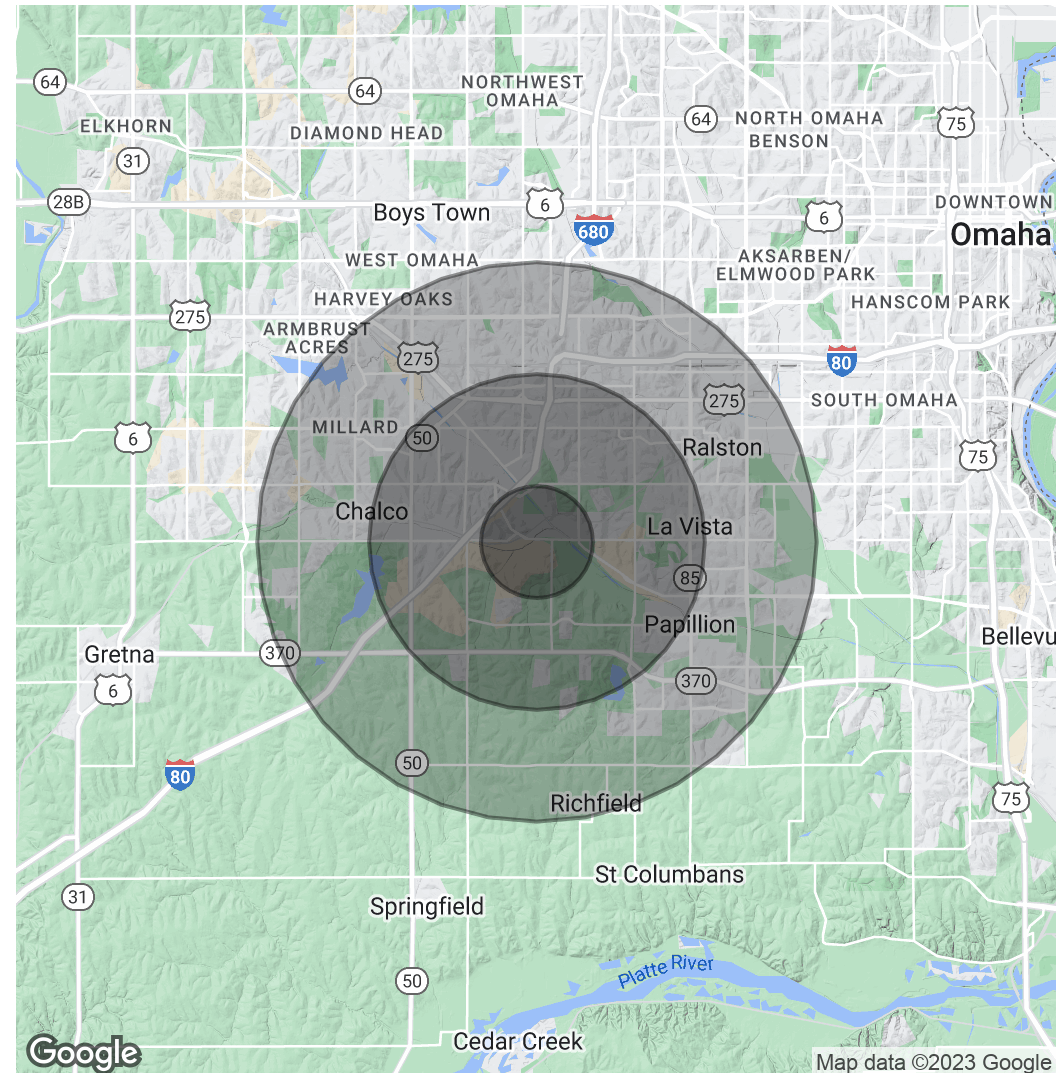
COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,516	57,962	166,846
Average Age	35.4	37.0	38.0
Average Age (Male)	33.5	35.3	36.4
Average Age (Female)	40.0	38.8	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	731	25,032	68,625
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$111,691	\$85,950	\$93,592
Average House Value	\$339,608	\$185,255	\$199,372

\* Demographic data derived from 2020 ACS - US Census



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