

FOR LEASE - RESTAURANT/PAD SITE

8220 GILES ROAD, LA VISTA, NE 68128

RETAIL/RESTAURANT | 3,724 SF (\$30 PSF, NNN) | 1.1 ACRES (\$120,000/YR GROUND LEASE)



PRESENTED BY:

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PROPERTY DESCRIPTION

Former restaurant space available for lease or pad site for ground lease. Property is perfect for Quick Service Retailer. Drive-thru already in place.

PROPERTY HIGHLIGHTS

- 1.1 acre site
- Drive-thru
- Monument sign

LOCATION DESCRIPTION

Centrally located at 84th & Giles, neighboring La Vista City Centre mixed-use development. Highly visible to Giles Road.

OFFERING SUMMARY

Lease Rate:	\$30.00 PSF (NNN)
Ground Lease Rate:	\$120,000/yr
Available SF:	3,724 SF
Pad Site:	1.1 Acre

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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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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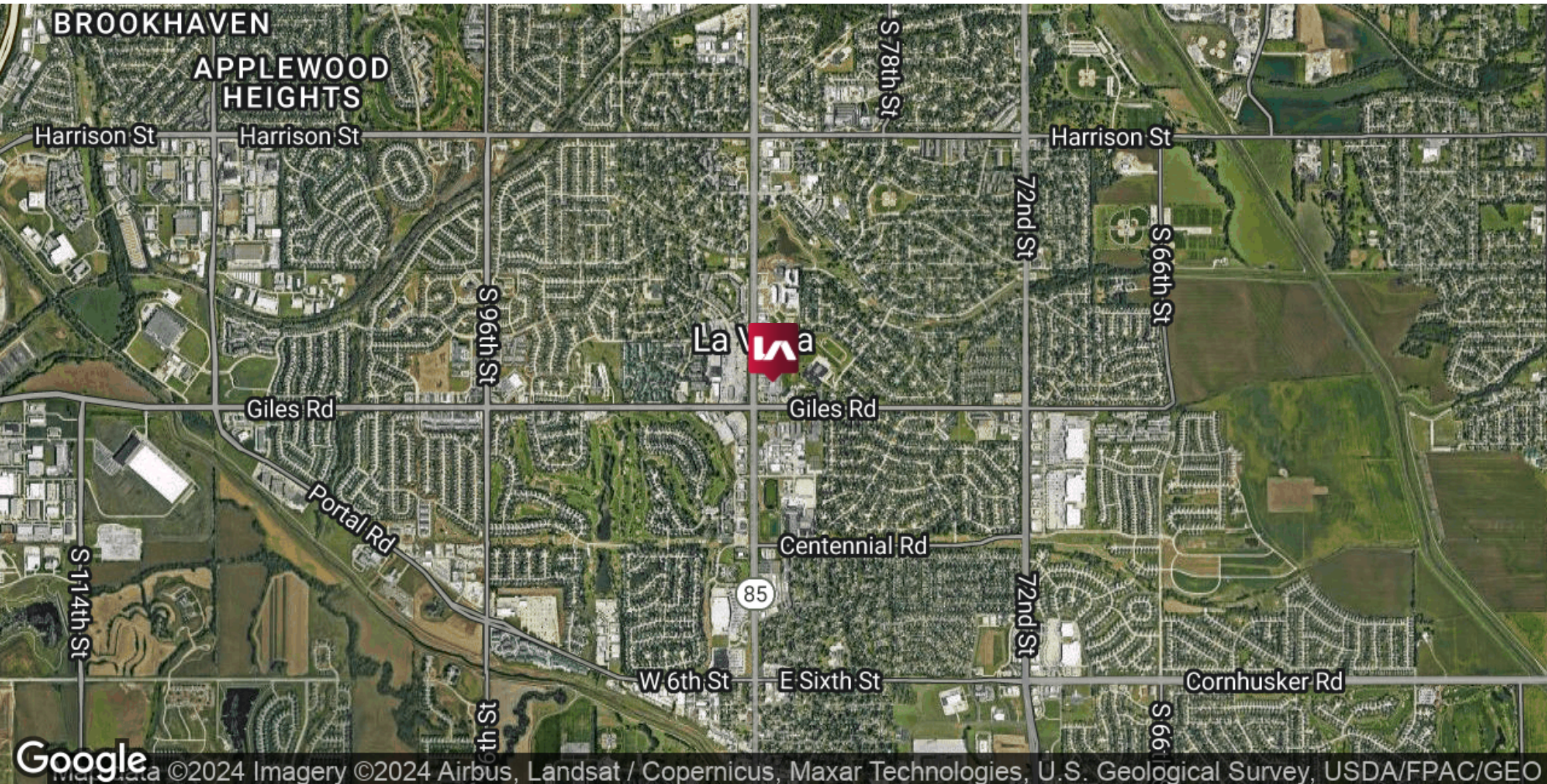
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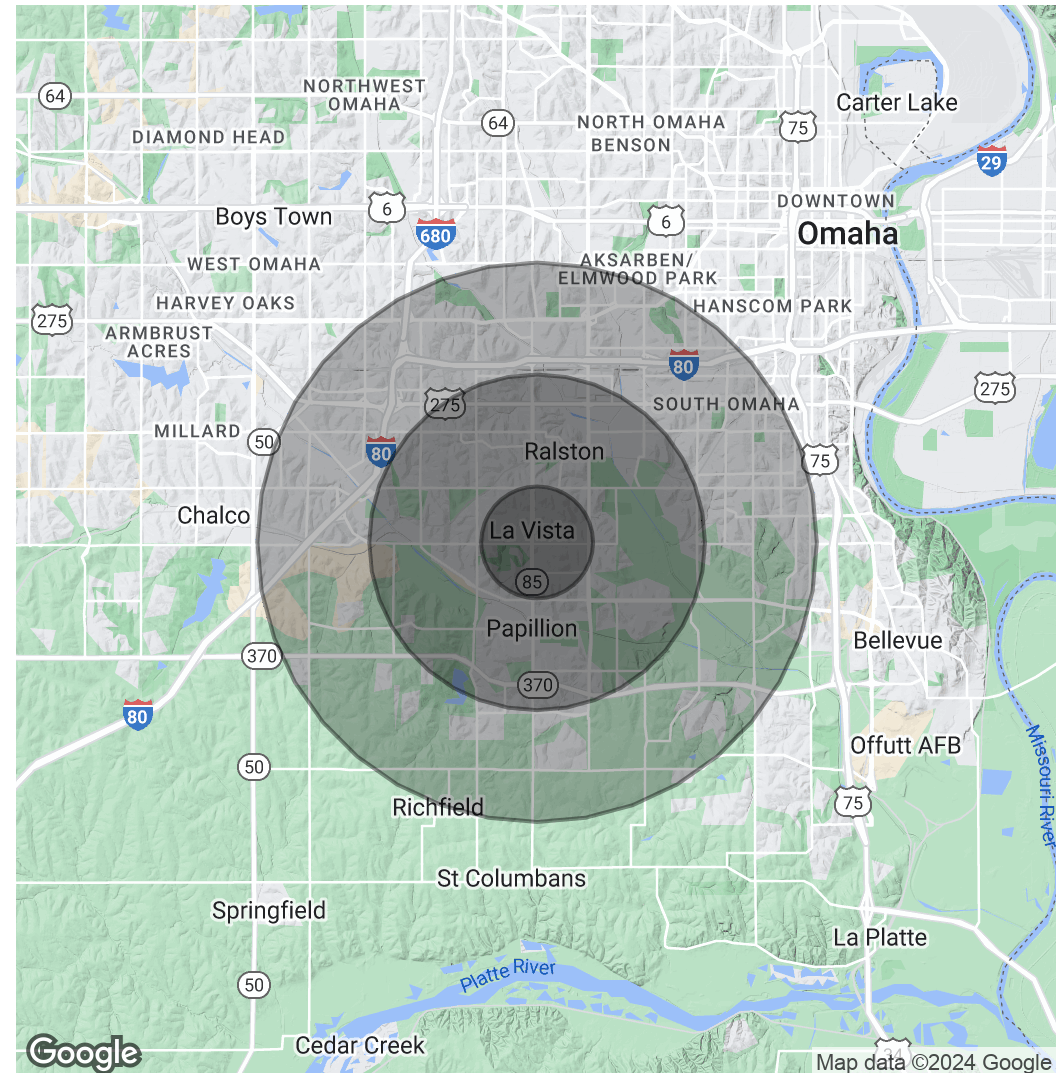
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,147	77,902	176,241
Average Age	36.6	37.4	36.8
Average Age (Male)	34.3	35.8	36.0
Average Age (Female)	38.0	38.8	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,712	32,398	72,203
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$83,679	\$84,385	\$83,605
Average House Value	\$167,422	\$179,586	\$182,653

* Demographic data derived from 2020 ACS - US Census



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