

# FOR LEASE/SALE - FAZOLIS LA VISTA CITY CENTRE

## 8017 S 84TH ST, LA VISTA, NE 68128

RETAIL/RESTAURANT | 3,430 SF; 0.85 ACRES | \$28.00 PSF (NNN) | \$1,100,000



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Empowered Brokers. Exceptional Results.**

### PRESENTED BY:

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**Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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## PROPERTY DESCRIPTION

Single-tenant standalone drive-thru opportunity on the 84th Street corridor in La Vista. This property features tremendous visibility and dedicated monument signage. This site is available for lease or purchase.

## PROPERTY HIGHLIGHTS

- Existing drive-thru and full kitchen
- 84th & Giles: 38,000 AADT
- Adjacent 0.74 acre site also available - contact brokers

## LOCATION DESCRIPTION

Located in La Vista City Centre – the submarket's hottest mixed-use development. Anchored by the Astro Theatre, hundreds of apartments and national & local retail and office tenants. This site benefits from a densely populated area on a major retail corridor.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$28 SF/yr (NNN)
<b>Sale Price:</b>	\$1,100,000
<b>Available SF:</b>	3,430 SF
<b>Lot Size:</b>	0.85 Acres

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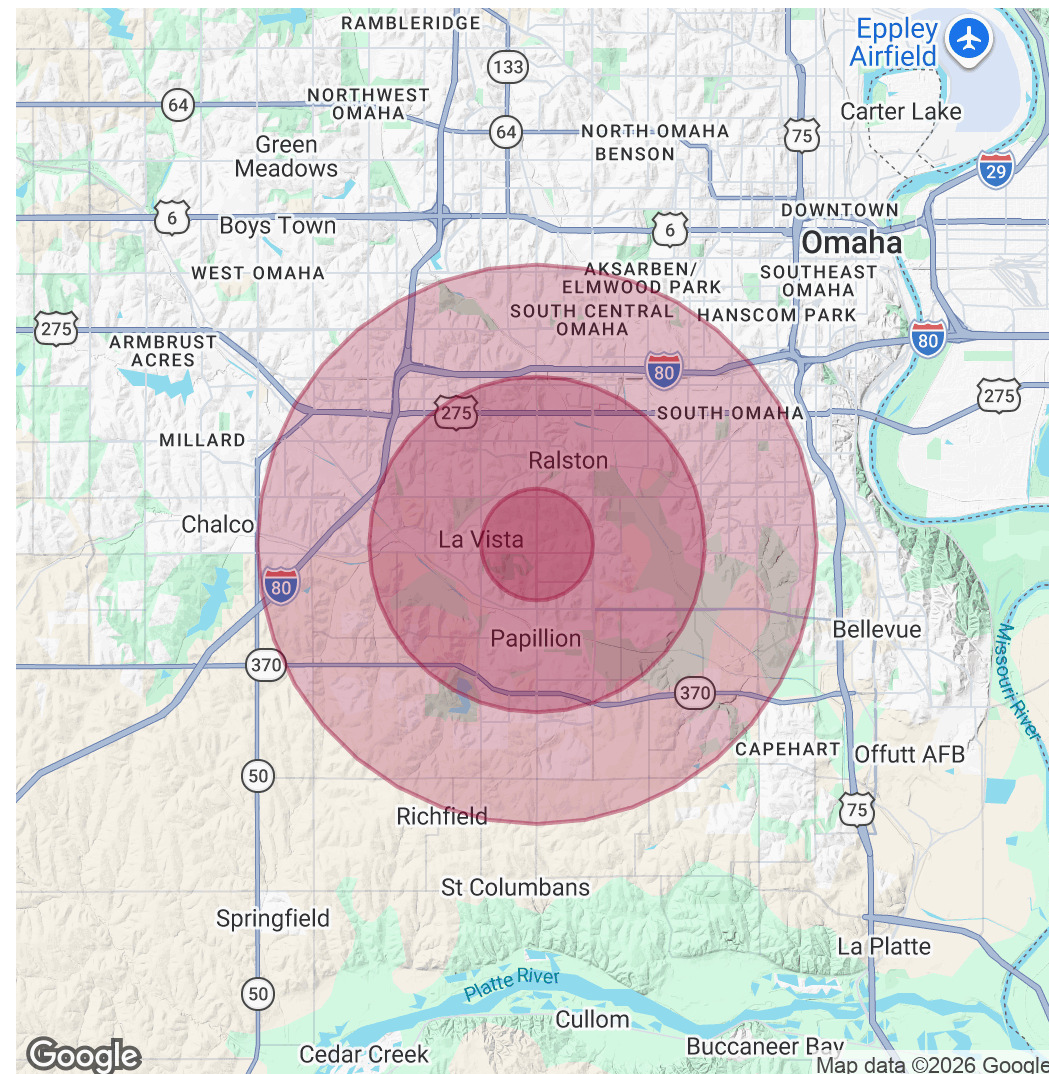


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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,982	77,507	185,186
<b>Average Age</b>	37.2	38.5	37.0
<b>Average Age (Male)</b>	37.1	37.6	36.2
<b>Average Age (Female)</b>	38.4	39.3	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,769	32,429	74,877
<b># of Persons per HH</b>	2.4	2.4	2.5
<b>Average HH Income</b>	\$108,413	\$107,030	\$107,421
<b>Average House Value</b>	\$265,536	\$277,375	\$263,185

2023 American Community Survey (ACS)



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