

# FOR SALE - PAD SITE

## 8124 SOUTH 96TH STREET LA VISTA, NE 68128

LAND | 0.87 ACRES | \$417,725



**SITE**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

### PRESENTED BY:

**Jacob D. Militti**

402.917.0071

[jmilitti@lee-associates.com](mailto:jmilitti@lee-associates.com)

**Daniel J. Goaley**

402.690.0400

[dgoaley@lee-associates.com](mailto:dgoaley@lee-associates.com)

**Daniel Dutton**

402.677.1247

[ddutton@lee-associates.com](mailto:ddutton@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



# FOR SALE

8124 SOUTH 96TH STREET, LA VISTA, NE 68128

Land | 0.87 Acres | \$417,725



## PROPERTY DESCRIPTION

Land for sale just north of the intersection at 96th & Giles Road. Site neighbors Mama's Pizza, Pearle Vision, and other office users. Property is an excellent opportunity for a variety of uses.

## PROPERTY HIGHLIGHTS

- Zoned C-1
- Heavily trafficked intersection

## LOCATION DESCRIPTION

On the Northwest side of the intersection at 96th & Giles Road. Close proximity to offices, restaurants, and home living.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$417,725
<b>Lot Size:</b>	0.87 Acres

## CONTACT

**Jacob D. Militti**  
jmilitti@lee-associates.com  
C 402.917.0071

**Daniel J. Goaley**  
dgoaley@lee-associates.com  
C 402.690.0400

**Daniel Dutton**  
ddutton@lee-associates.com  
C 402.677.1247

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

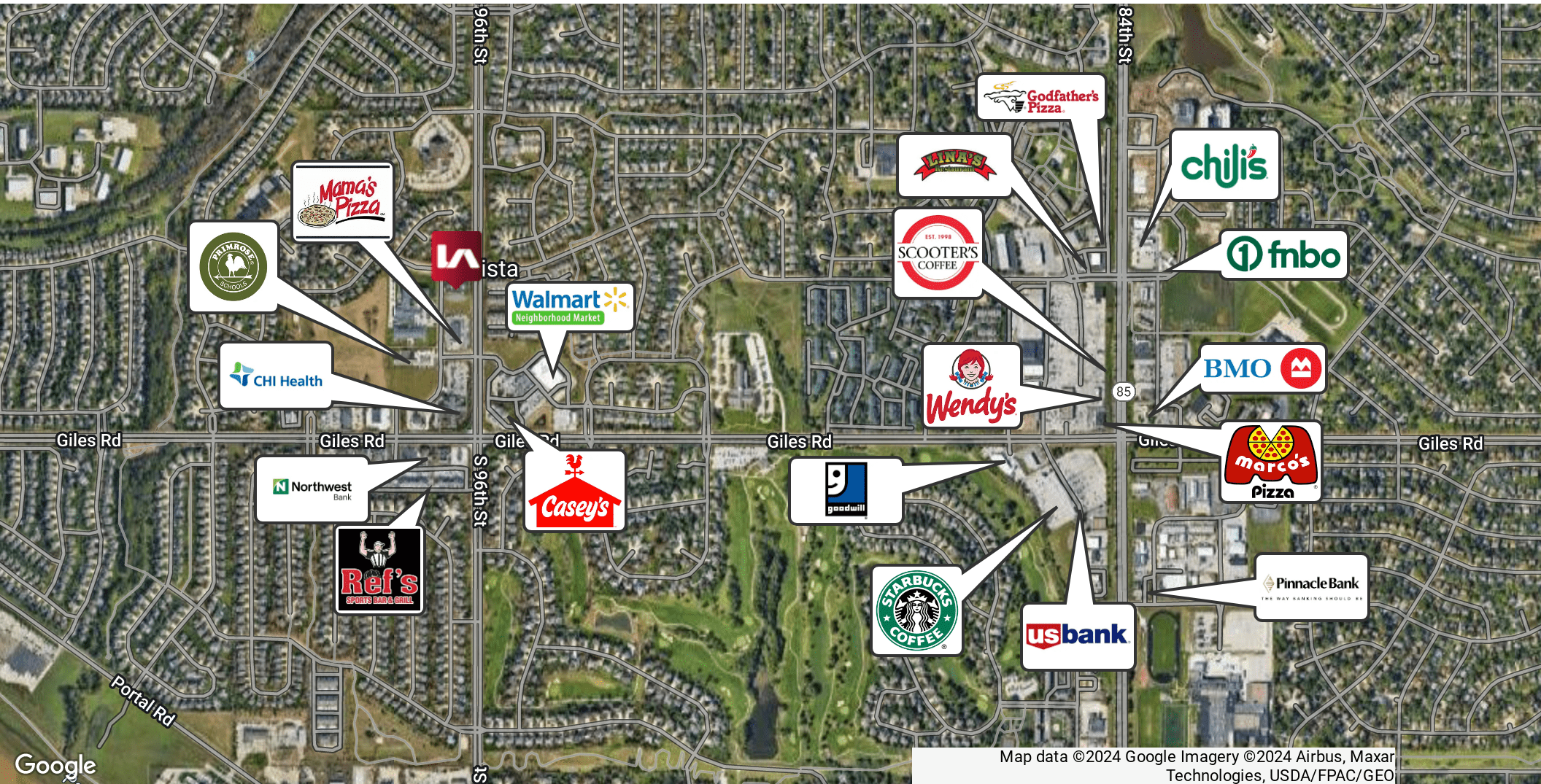
FOR SALE

8124 SOUTH 96TH STREET, LA VISTA, NE 68128

Land | 0.87 Acres | \$417,725

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Jacob D. Militti**  
jmilitti@lee-associates.com  
C 402.917.0071

**Daniel J. Goaley**  
dgoaley@lee-associates.com  
C 402.690.0400

**Daniel Dutton**  
ddutton@lee-associates.com  
C 402.677.1247

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

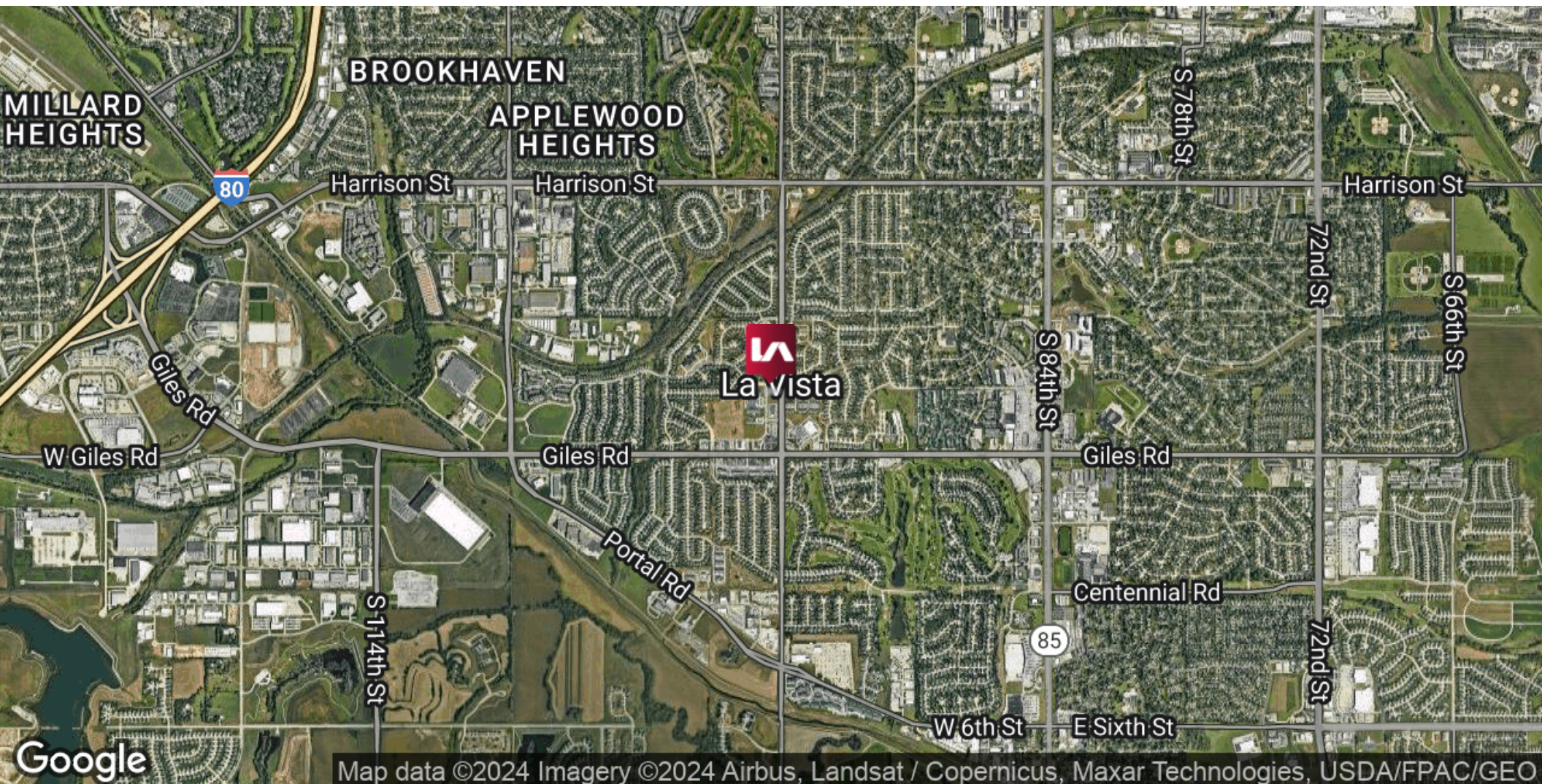
**FOR SALE**

8124 SOUTH 96TH STREET, LA VISTA, NE 68128

Land | 0.87 Acres | \$417,725



COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Jacob D. Militti**  
jmilitti@lee-associates.com  
C 402.917.0071

**Daniel J. Goaley**  
dgoaley@lee-associates.com  
C 402.690.0400

**Daniel Dutton**  
ddutton@lee-associates.com  
C 402.677.1247

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FOR SALE

8124 SOUTH 96TH STREET, LA VISTA, NE 68128

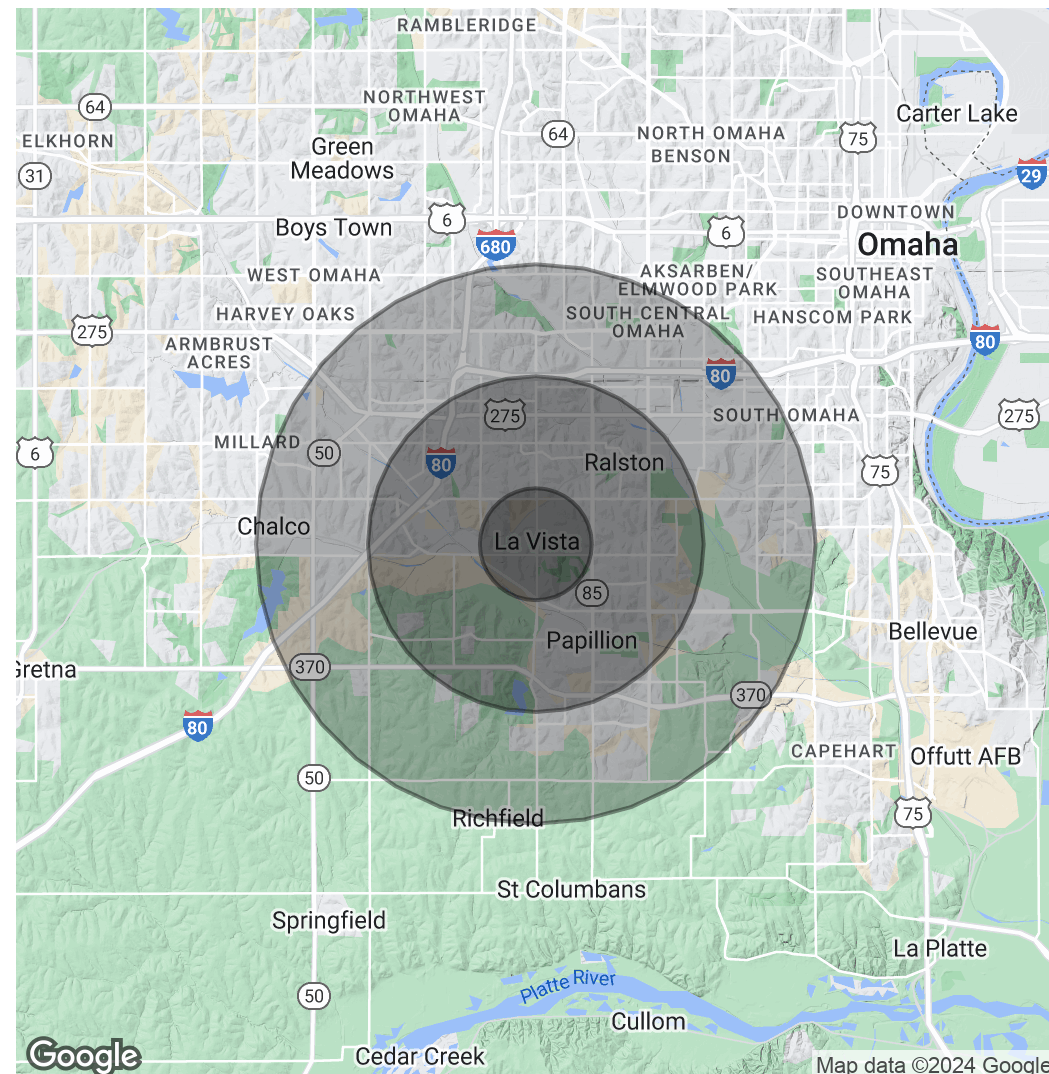
Land | 0.87 Acres | \$417,725

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	12,536	77,874	181,005
<b>Average Age</b>	40	39	39
<b>Average Age (Male)</b>	0	0	0
<b>Average Age (Female)</b>	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,067	31,920	72,577
<b># of Persons per HH</b>	2.5	2.4	2.5
<b>Average HH Income</b>	\$114,156	\$105,419	\$110,252
<b>Average House Value</b>	\$365,772	\$290,784	\$299,568

*Demographics data derived from AlphaMap*



## CONTACT

**Jacob D. Militti**  
jmilitti@lee-associates.com  
C 402.917.0071

**Daniel J. Goaley**  
dgoaley@lee-associates.com  
C 402.690.0400

**Daniel Dutton**  
ddutton@lee-associates.com  
C 402.677.1247

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.