

**FOR LEASE/SALE**

**8021 SOUTH 84TH STREET, LA VISTA, NE 68128**

**OFFICE/RETAIL | 5,688 SF | 0.74 AC | (\$22 PSF, NNN) | \$975,000**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**Empowered Brokers. Exceptional Results.**

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

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



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## PROPERTY DESCRIPTION

Rare stand-alone site on 84th Street. Originally built as a medical clinic, this building is suited for a medical user to utilize existing exam & lab rooms plus ample plumbing. Property could also be converted for alternate use or purchased for it's land site. Dedicated monument sign exists for this property.

## PROPERTY HIGHLIGHTS

- Stand-alone site
- 84th Street frontage
- Adjacent 0.85 acre site available - contact brokers

## LOCATION DESCRIPTION

The site sits just off the hard corner of 84th & Giles Rd. It is surrounded by national tenants, dense residential and adjacent to La Vista Centre development. 50,000 cars per day at the intersection.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$22.00 PSF (NNN)
<b>Sale Price:</b>	\$975,000
<b>Available SF:</b>	5,688 SF
<b>Land:</b>	0.74 Acres

## CONTACT

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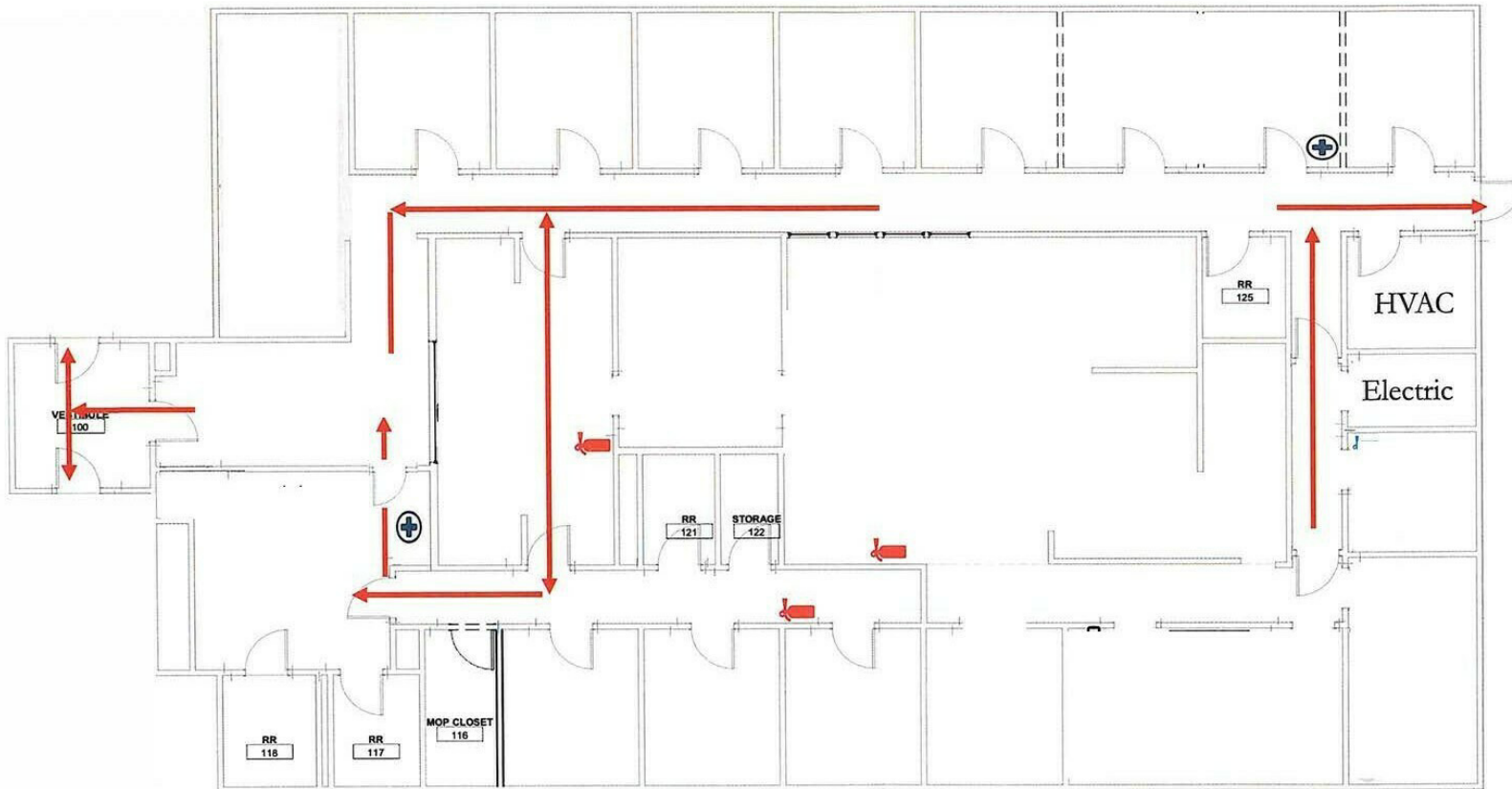
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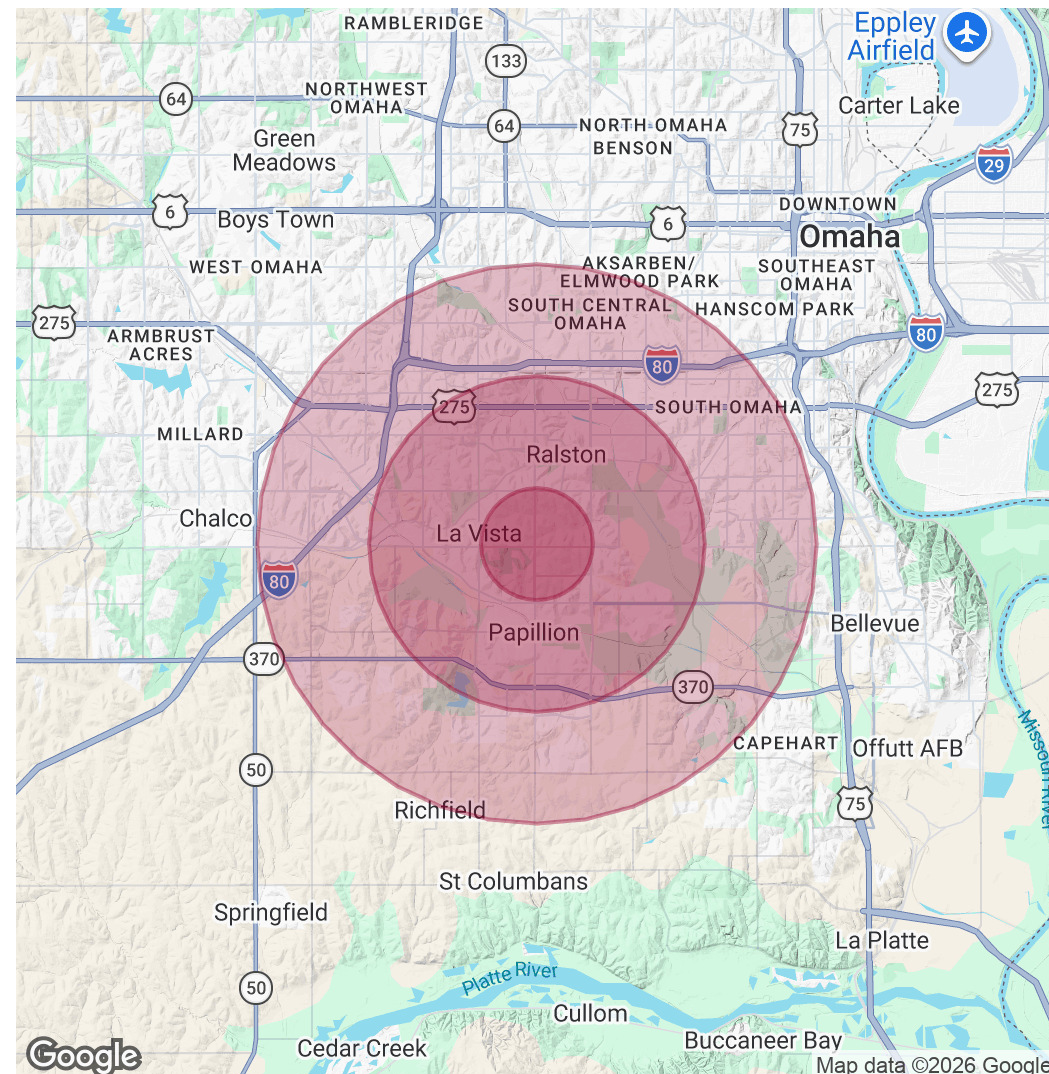


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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	14,042	77,838	182,702
<b>Average Age</b>	37.3	38.5	36.9
<b>Average Age (Male)</b>	36.9	37.7	36.2
<b>Average Age (Female)</b>	38.6	39.3	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,755	32,516	73,657
<b># of Persons per HH</b>	2.4	2.4	2.5
<b>Average HH Income</b>	\$109,456	\$107,480	\$107,130
<b>Average House Value</b>	\$266,881	\$278,728	\$263,112

2023 American Community Survey (ACS)



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