

FOR LEASE - BRENTWOOD VILLAGE

8013-49 SOUTH 83RD AVE, LA VISTA, NE 68128

RETAIL | 1,600 - 4,900 SF | \$16.00 SF/YR (NNN)



PRESENTED BY:

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PROPERTY DESCRIPTION

Existing retail space available for lease. Co-tenants include El Vallarta, Summit Dental, Palm Beach Tan, Victress MVMT and Birdies.

PROPERTY HIGHLIGHTS

- Neighboring La Vista City Centre/The Astro Theater
- High traffic corridor
- Monument signage

LOCATION DESCRIPTION

Centrally located at 84th & Giles neighboring La Vista City Centre mixed-use development.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
NNN Expenses:	\$5.53 PSF
Available SF:	1,600 - 4,900 SF

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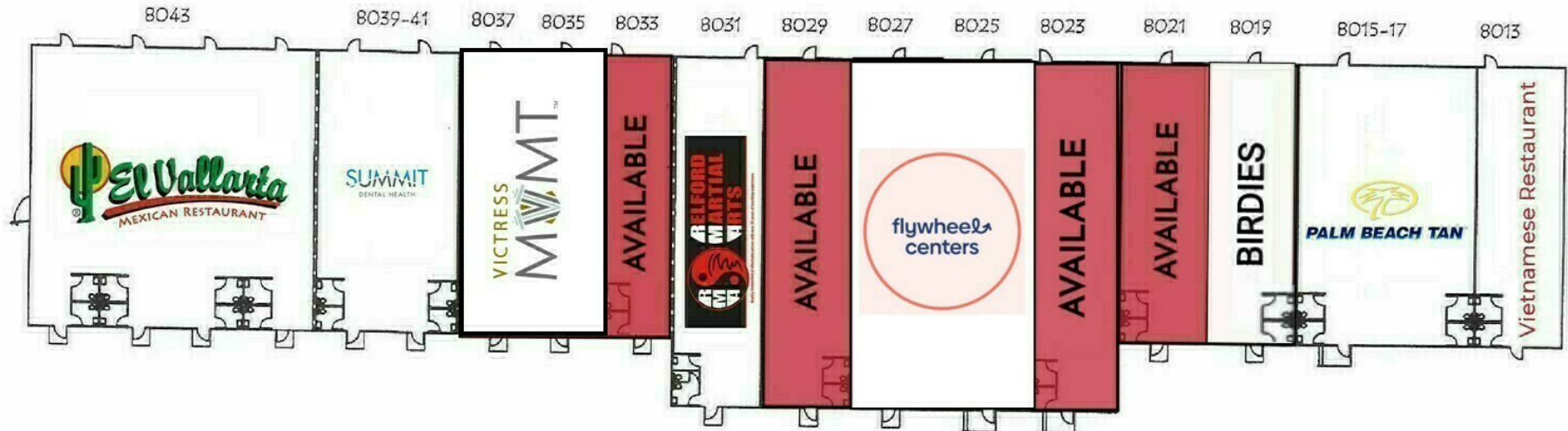
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
8021	2,400 - 4,900 SF	NNN	\$16.00 SF/yr
8023	2,500 - 4,900 SF	NNN	\$16.00 SF/yr
8029	2,000 SF	NNN	\$16.00 SF/yr
8033	1,600 SF	NNN	\$16.00 SF/yr

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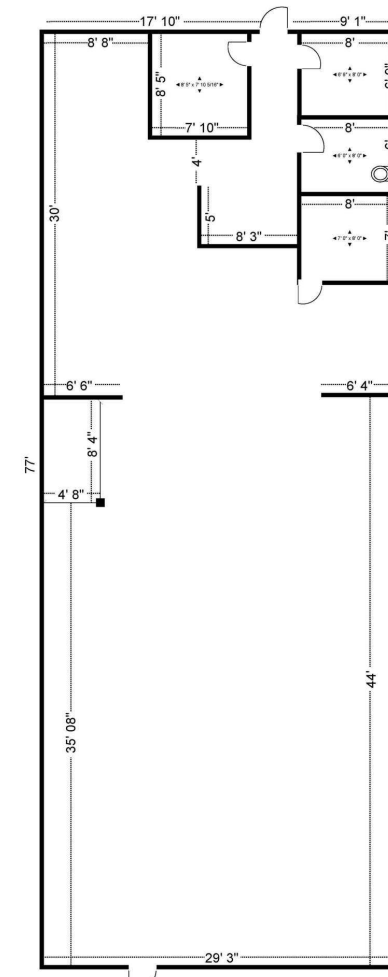
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#8021



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#8029



Monument Signage

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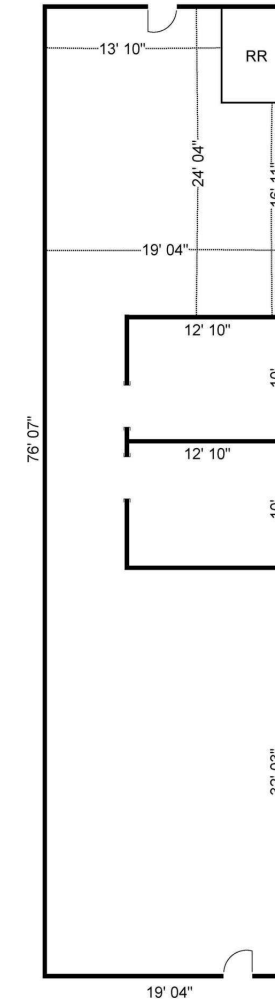
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#8033



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FOR LEASE

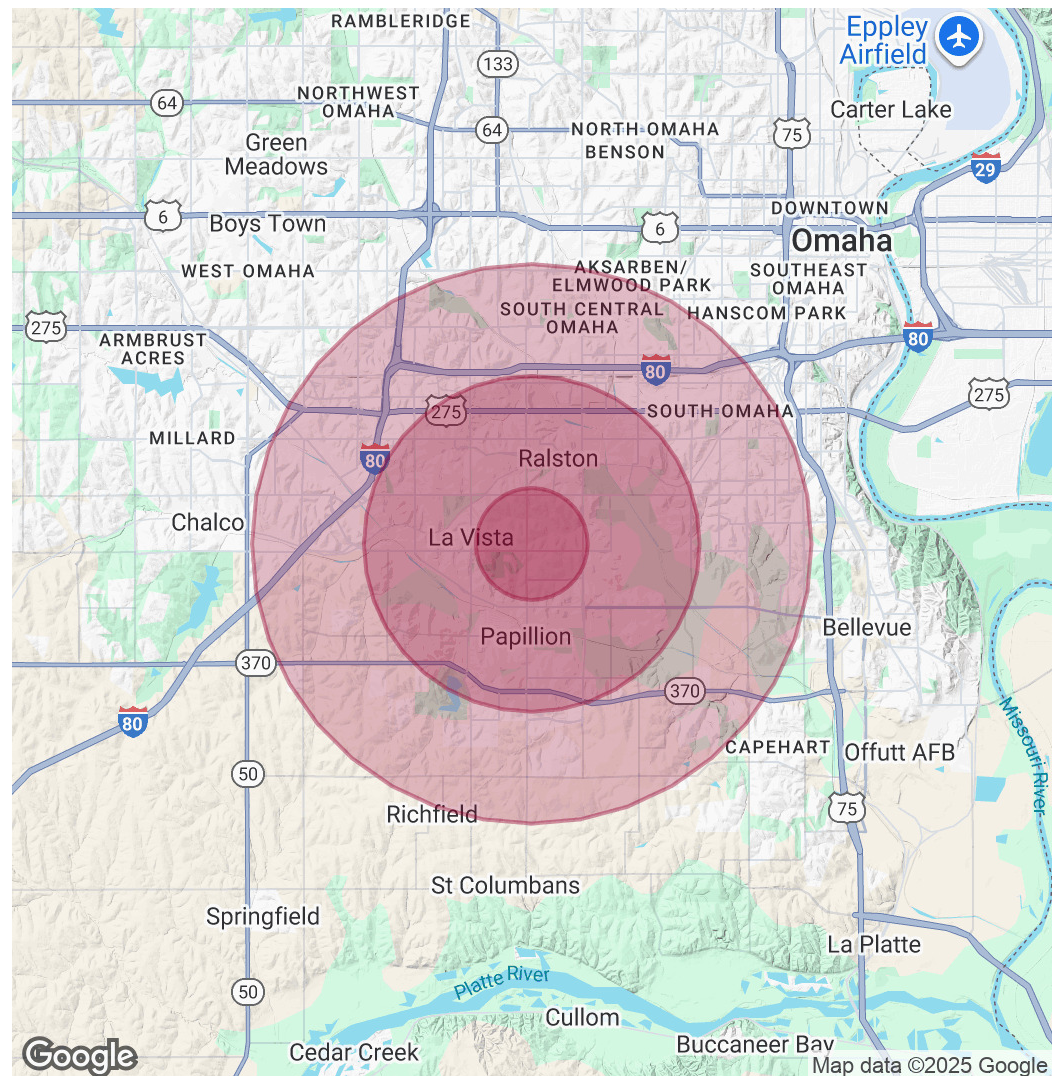
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,485	77,785	178,853
Average Age	36.4	37.4	36.8
Average Age (Male)	33.9	35.7	36.0
Average Age (Female)	38.2	38.8	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,833	32,404	73,449
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$82,013	\$84,054	\$83,666
Average House Value	\$164,410	\$178,293	\$182,646

2020 American Community Survey (ACS)



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