

# FOR LEASE OR SALE



LaVista, NE



## HIGH TRAFFIC AREA

## RETAIL SPACE AVAILABLE

### PROPERTY HIGHLIGHTS:

- I-80 exposure: 110,000 vehicles per day
- Strong employee base: 104,000+ employees within 5 mile radius
- Anticipated annual Southport draw: 4.5 million people
- Located near Costco, Cabela's, Embassy Suites, Hampton Inn, Courtyard by Marriott, Smash Park, Alamo Drafthouse Cinema, Kiewit corporate campus, and Securities America
- Located next to high traffic Casey's

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson  
amber@accesscommercial.com  
C: (402) 618 - 5523

Emily Faltys  
emily@accesscommercial.com  
C: (402) 992 - 0848

### ADDRESS:

7826 S 123rd Plaza  
LaVista, NE

### AVAILABLE:

Suite C: 1,333 SF

### SALE PRICE:

Contact for pricing!

### LEASE RATE:

Suite C \$16.00 PSF, NNN

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**DEMOGRAPHICS:**

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	5,458	60,149	154,615
Population	4,379	68,320	191,262
Average HH Income	\$131,788	\$113,543	\$129,060

**35.5**  
MEDIAN  
AGE

**36,374**  
VEHICLES PER  
DAY

**114,163**  
EMPLOYEES  
IN AREA

**8,351**  
BUSINESSES  
IN AREA

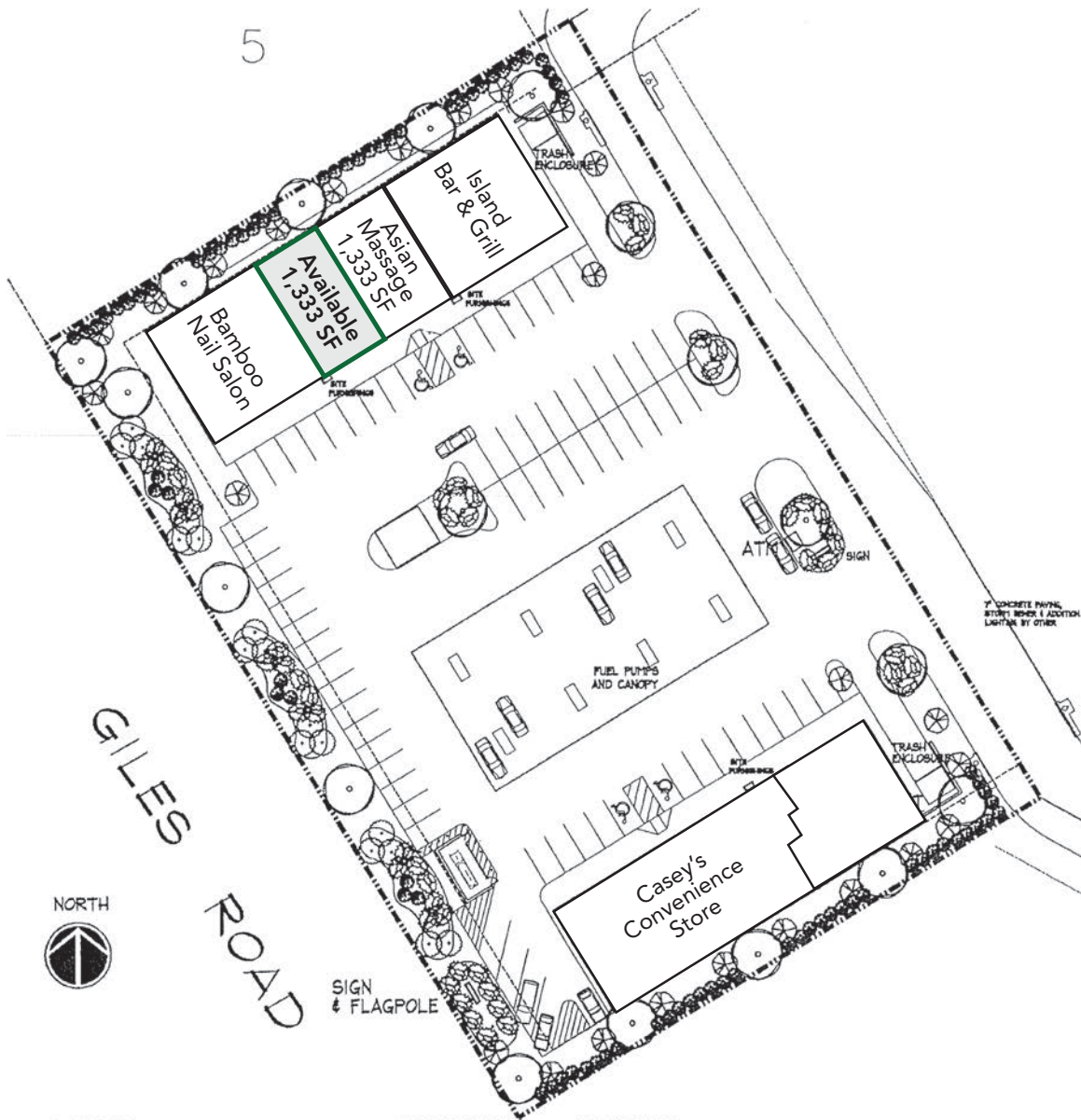
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SUITE	SQ. FT.	LEASE RATE
Suite C	1,333 SF	\$16.00 PSF, NNN

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# 3 EXTERIOR IMAGES



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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



**AMBER OLSON**  
**BROKERAGE ASSOCIATE**

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



**EMILY FALTYS**  
**JR BROKERAGE ASSOCIATE**

Emily is a dynamic and motivated graduate from the University of Nebraska- Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.





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