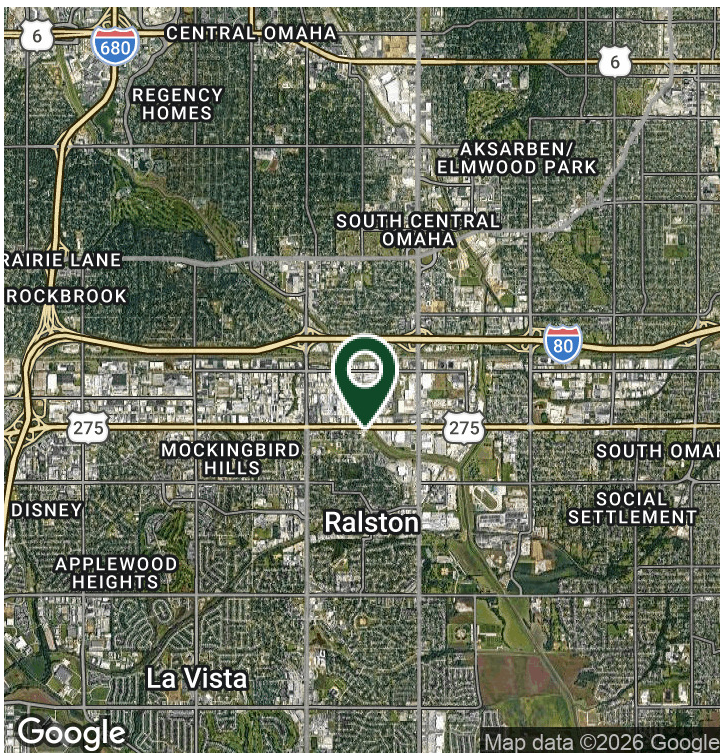


RUNZA ADJACENT LOT

4713 South 77th Avenue, Ralston, NE 68127

LAND FOR SALE OR GROUND LEASE



PROPERTY DESCRIPTION

Prime investment opportunity located at 4713 S 77th Ave, Ralston, NE. This Runza adjacent Retail-Pad is located just off High traffic L St with over 30,000 VPD. Located along one of Omaha's busiest corridors. With its prime positioning, this site is ready to accommodate various retail/commercial ventures, making it an enticing prospect for those seeking to expand their portfolio.

PROPERTY HIGHLIGHTS

- Prime retail-pad location
- Located along major corridor
- High traffic visibility

OFFERING SUMMARY

Sale Price:	\$8.00 / SF
Ground Lease Rate:	Contact for pricing!
Lot Size:	1.347 Acres



ACCESS Commercial, LLC

ROCKY PRYOR

rocky@accesscommercial.com

402.216.7887

Brokerage Associate

RUNZA ADJACENT LOT

4713 South 77th Avenue, Ralston, NE 68127

OVERVIEW



ACCESS Commercial, LLC

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RUNZA ADJACENT LOT

4713 South 77th Avenue, Ralston, NE 68127

RETAIL MAP



ACCESS Commercial, LLC

ROCKY PRYOR

rocky@accesscommercial.com

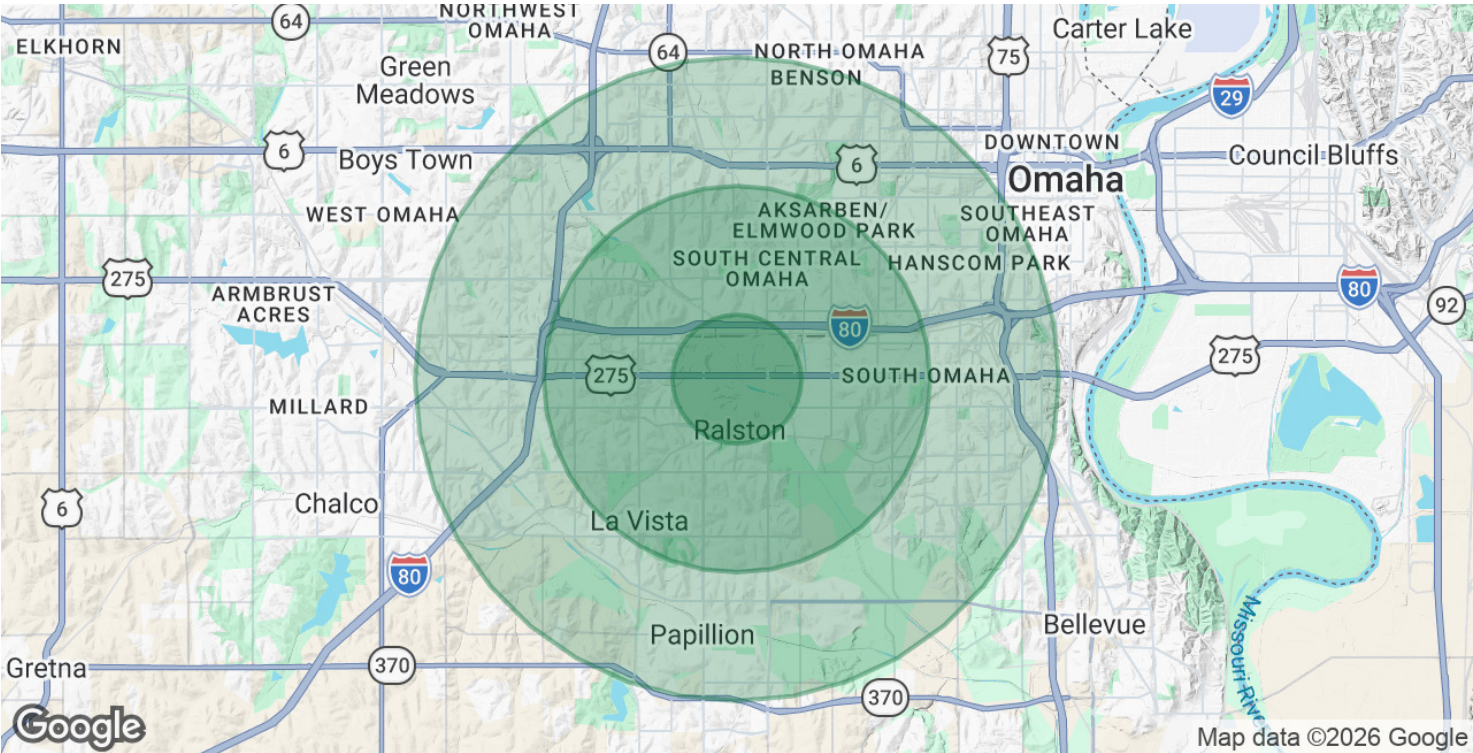
402.216.7887

Brokerage Associate

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,145	86,555	256,156
Daytime Population	8,671	122,168	365,457
Employees in area	4,125	66,258	193,896
Businesses in area	263	3,904	10,815

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,306	37,656	109,031
Average HH Income	\$74,254	\$102,222	\$100,879

2024 American Community Survey (ACS)



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LISTING TEAM



ROCKY PRYOR

Brokerage Associate

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Direct: 402.216.7887

PROFESSIONAL BACKGROUND

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

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