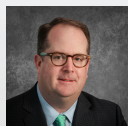


LA VISTA CROSSING II

7,200 SF | NEGOTIABLE

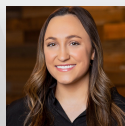
7302 GILES ROAD, LA VISTA, NE 68128



PAT REGAN, CCIM

402.778.7552

pregan@investorsomaha.com



MOLLY KUEHL

402.778.7532

mkuehl@investorsomaha.com





LA VISTA CROSSING II

7302 GILES ROAD, LA VISTA, NE 68128

BUILDING INFORMATION

Building Size	7,200 SF
Min Divisible	SF
Max Contiguous	SF
Minimum Ceiling Height	9 ft
Number Of Floors	1
Year Built	2015
Construction Status	Existing
Loading Description	End Cap Bay

PARKING & TRANSPORTATION

Parking Description	Front Door Parking
Number Of Spaces	40
Parking Type	Surface
Traffic Count	40,850 - 72nd & Giles

SITE INFORMATION

County	Sarpy
Zoning	C-1
Number Of Buildings	1
Location Description	Sarpy County

UTILITIES & AMENITIES

Power	Yes
Power Description	200 amp
Gas / Propane	N/A
Security Guard	N/A

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	\$8.02 SF/YR
Available SF	
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,708	72,192	173,137
Average Age	33.6	34.9	34.6
HOUSEHOLDS			
Total Households	3,750	28,206	68,723
People Per HH	2.9	2.6	2.5
Average HH Income	\$75,094	\$71,305	\$68,460
Average HH Value	\$190,215	\$181,686	\$174,834

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
102	1,380 SF	\$18.00 SF/yr (NNN)	\$8.02	\$2,992.30

PAT REGAN, CCIM

402.778.7552 | pregan@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



7302 GILES ROAD

SITE PLAN



PAT REGAN, CCIM

402.778.7552 | pregan@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



7302 GILES ROAD
RETAILER MAP



Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

PAT REGAN, CCIM

402.778.7552 | pregan@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





7302 GILES ROAD
SUITE 102 PHOTOS



PAT REGAN, CCIM

402.778.7552 | pregan@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

