

8124 S. 84TH ST.

8124 S. 84TH ST., LA VISTA, NE 68128

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 8124 SOUTH 84TH STREET in La Vista, NE. This well-managed retail or office space has On the NW corner of Giles Rd & Washington St with up to 4652 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 6,152 SF building sits near the center of the La Vista business district and is ready for its next generation of retail. This property is a well-known retail staple of the La Vista community for years and offers landmark recognition & captivating signage. Give our team of Sarpy County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business NW corner of Giles Rd & Washington St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,019 SF
Building Size:	6,058 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,596	32,388	71,773
Total Population	13,801	77,768	175,028
Average HH Income	\$85,490	\$84,503	\$83,943

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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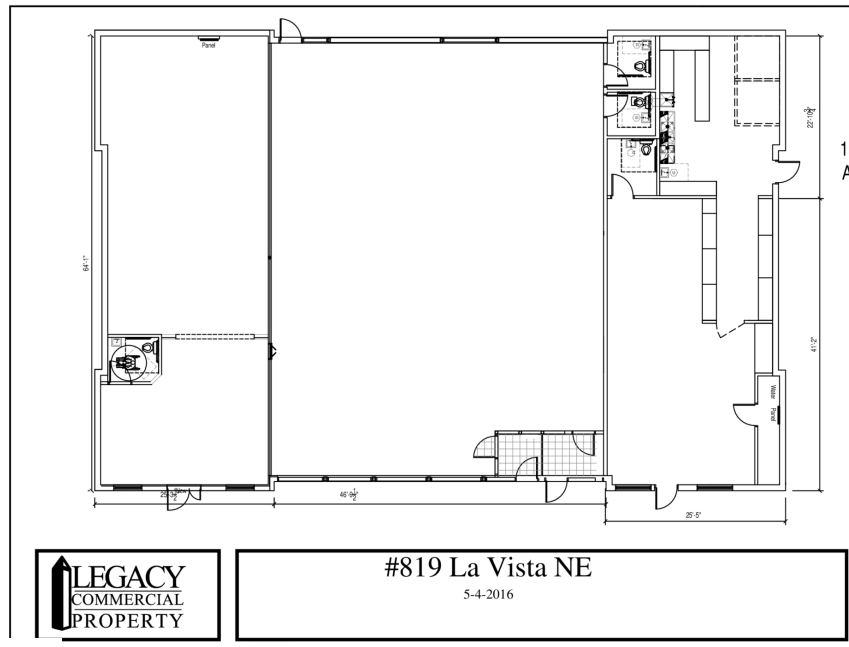
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,019 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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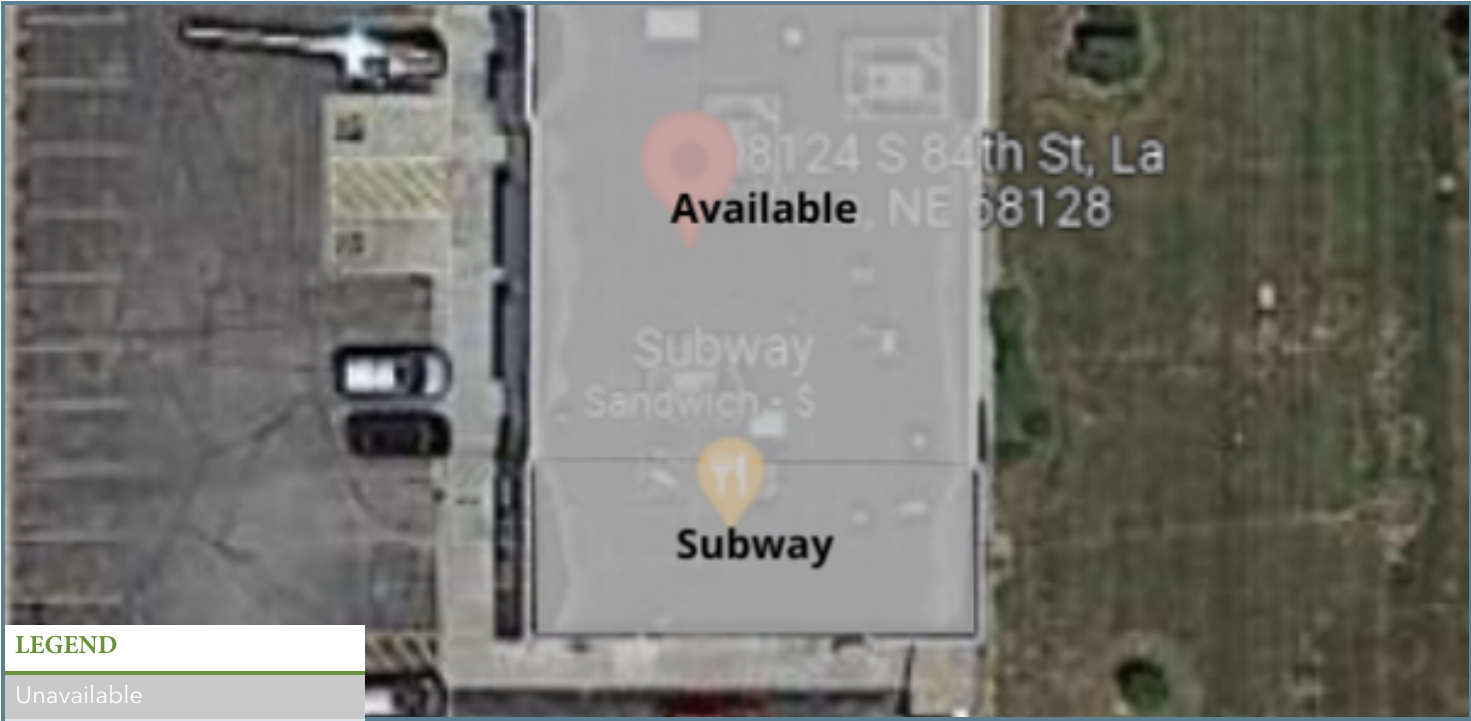
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PLANS



LEGEND
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,019 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8124 S 84th Street	Marco's Pizza	1,539 SF	NNN	-	-

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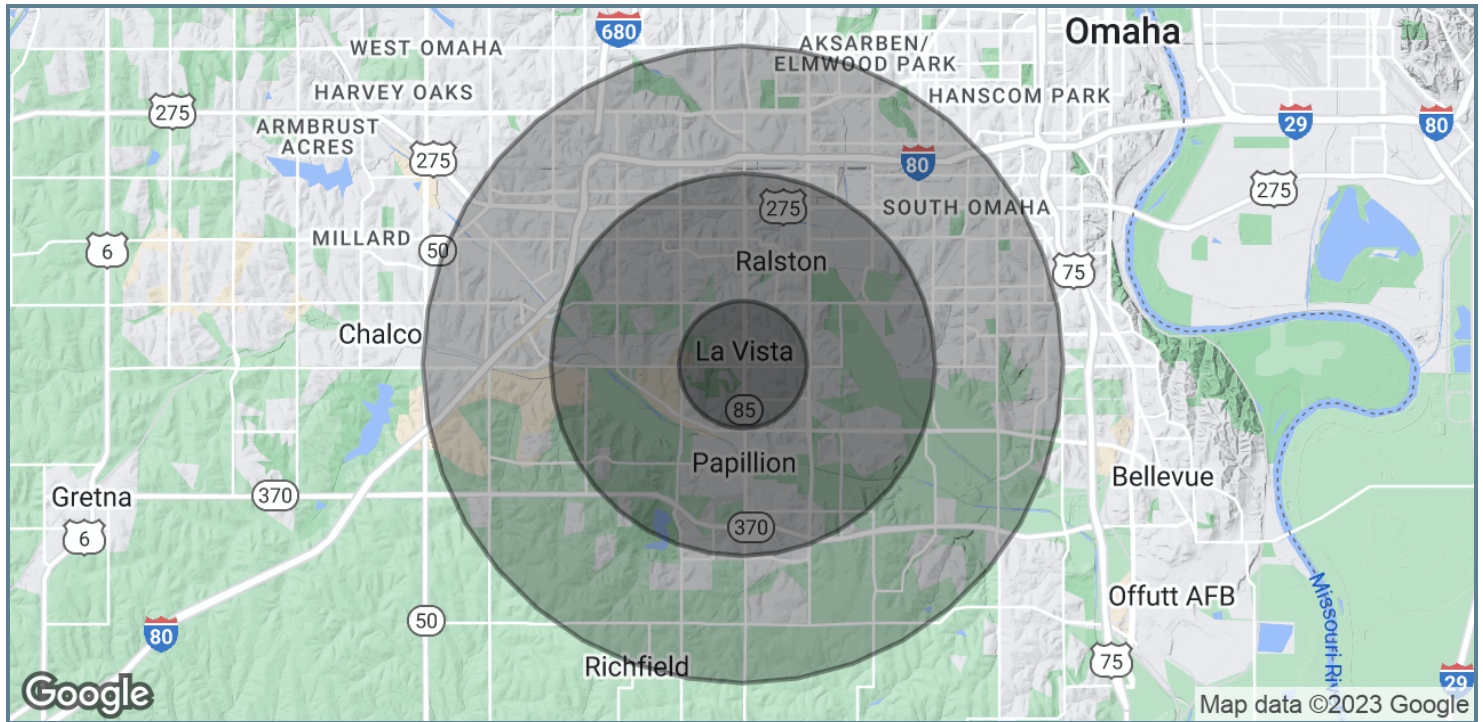
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,801	77,768	175,028
Average Age	37.0	37.4	36.9
Average Age (Male)	34.9	35.7	36.1
Average Age (Female)	38.2	38.8	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,596	32,388	71,773
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$85,490	\$84,503	\$83,943
Average House Value	\$172,963	\$179,946	\$183,249

* Demographic data derived from 2020 ACS - US Census

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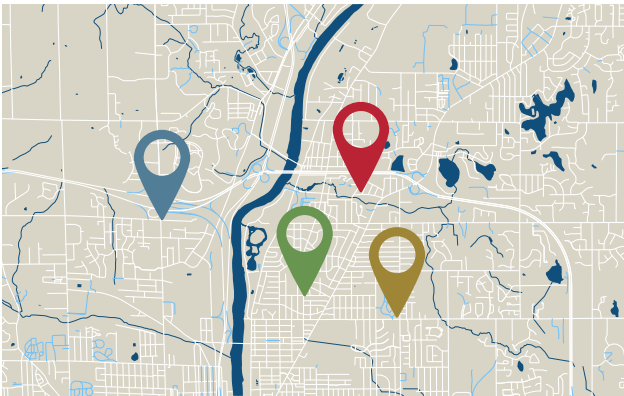


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200
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