

AVAILABLE

COMMERCIAL OUTLOT

8121 S 125TH STREET • LA VISTA, NE 68128

PACE
PROPERTIES

CBRE





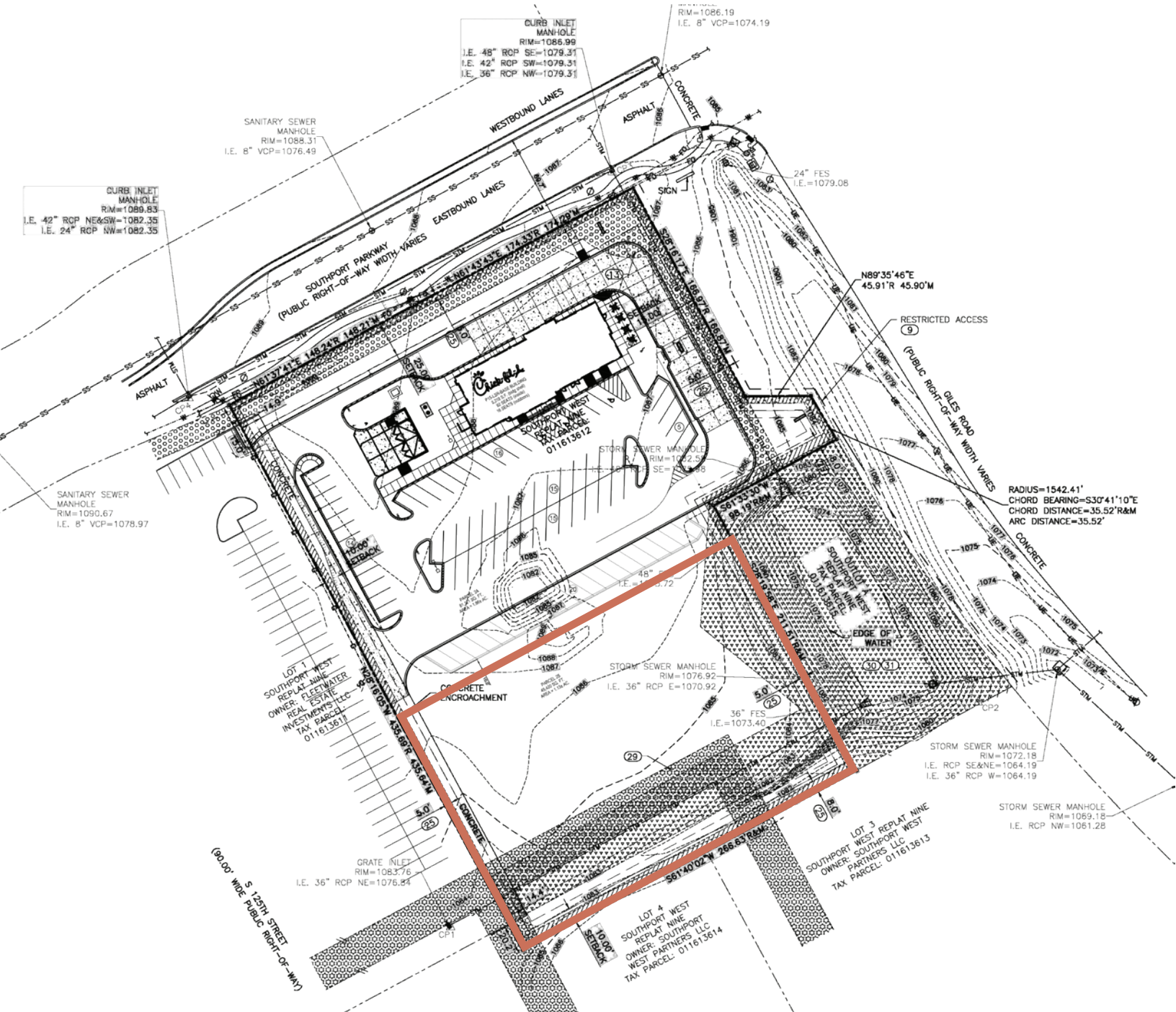
PROPERTY OVERVIEW

PRIME RETAIL LOCATION

Located at the intersection of West Giles Road and South 125th Street in La Vista's West submarket, this site offers strong street visibility and multiple points of access along a well-traveled commercial corridor within Sarpy County — one of the Omaha metro's fastest-growing and most affluent trade areas. The site draws from a dense residential base across La Vista, Papillion, and Bellevue, supported by proximity to Offutt Air Force Base. Site highlights include:

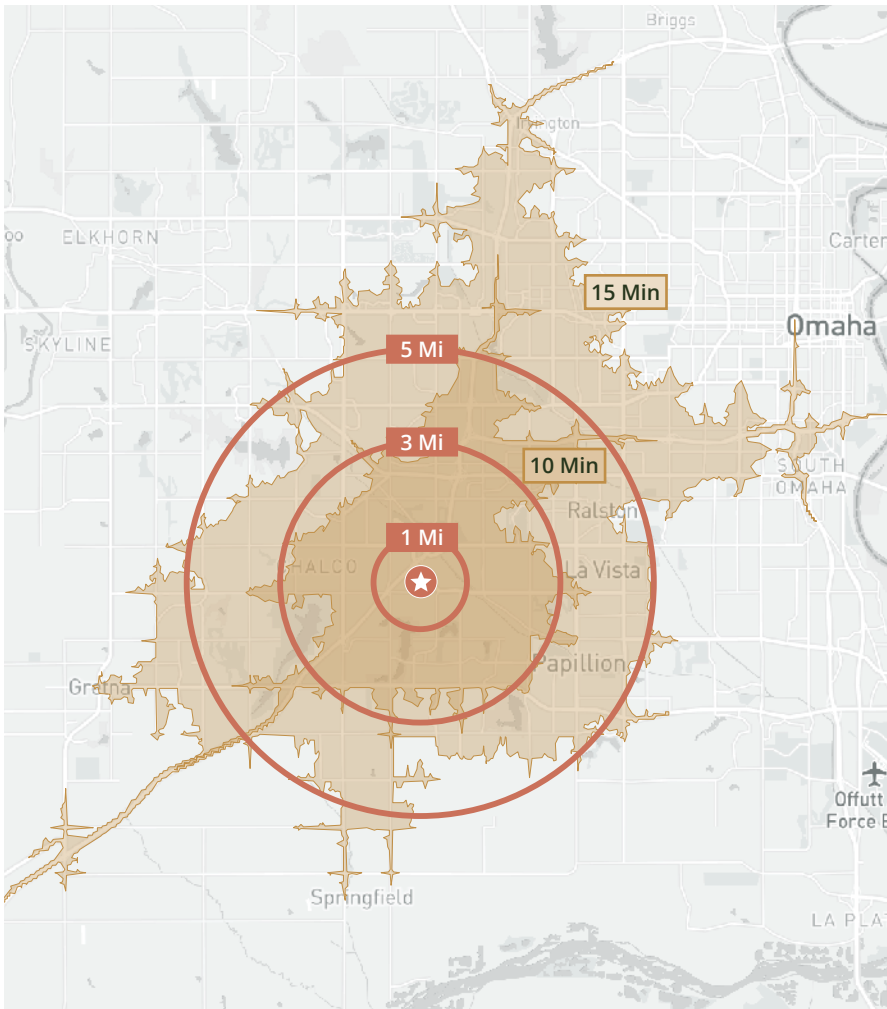
- ±1.0 acres available
- Zoning: C3 - Commercial
- Access via Southport Pkwy
- Excellent visibility along Giles Road
- Southport Pkwy and Giles Rd intersection is signalized.
- Easily accessible to I-80
- La Vista Shopping Center averages over 470,000 visitors monthly.

SITE PLAN



DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	3,353	8,181	\$93,583	1,472	35.9
3 Miles	66,444	76,085	\$86,180	27,422	36.7
5 Miles	190,530	197,900	\$97,999	75,897	37.5
5 Minutes	13,766	22,238	\$91,263	5,658	36.6
10 Minutes	154,641	192,116	\$86,953	64,874	37.4
15 Minutes	458,147	514,183	\$83,927	184,957	35.9



BUSINESSES (3 MI)

- 2,921

EMPLOYEES (3 MI)

- 48,896

MAJOR EMPLOYERS

- Offutt Air Force Base
- Kiewit Construction
- Boys Town

MAJOR TRAFFIC GENERATORS

- Costco
- Cabela's
- Nebraska Multisports Complex

AREA HOTELS

- 20 Hotels / 2,052 Rooms

TRADE AREA



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PACE PROPERTIES

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