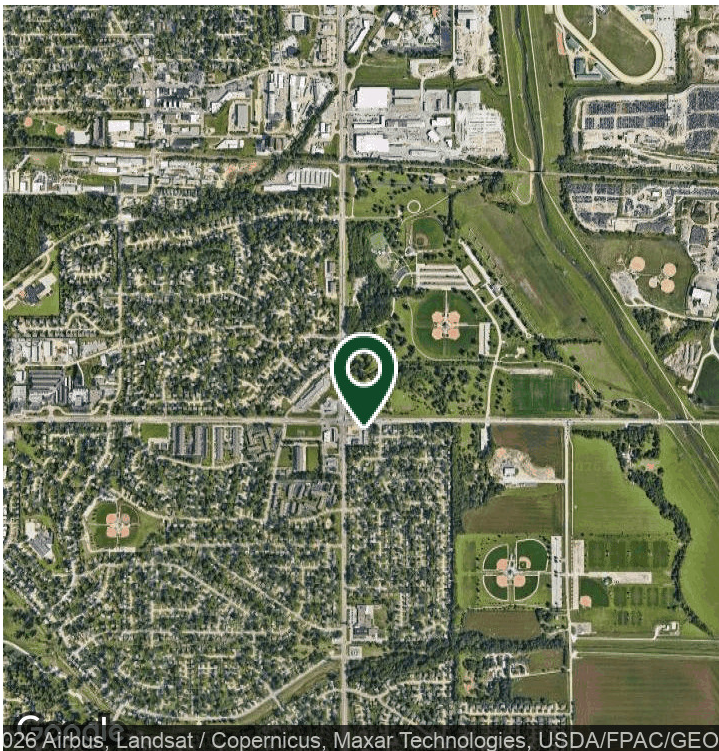
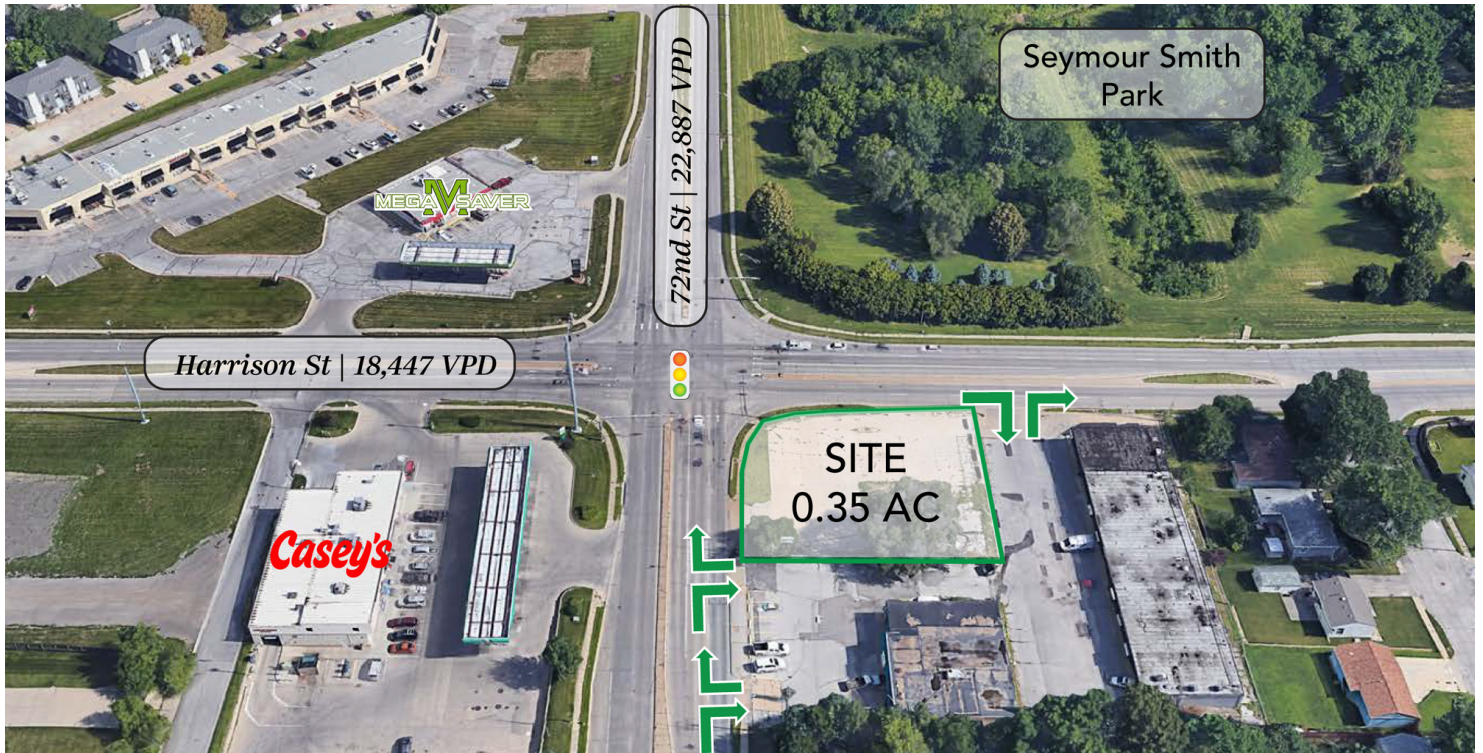


HARD CORNER LOT FOR SALE

7121 Harrison St, Lavista, NE 68128

LOT FOR SALE



PROPERTY DESCRIPTION

This lot is located at the hard corner intersection of 72nd & Harrison St with easy access and high visibility. This is a high traffic intersection has over 40,000 VPD and is adjacent to popular Seymour Smith Park. With the S 72nd St corridor on the ascent this property provides a great opportunity for retail or redevelopment.

PROPERTY HIGHLIGHTS

- Prime location in La Vista, NE
- Hard Corner Site
- High Traffic Intersection of 72nd & Harrison St
- Easy Access and Visibility
- Opportunity for redevelopment

OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	0.35 Acres



ACCESS Commercial, LLC

SAM KROEKER

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402.502.1983
Broker

KIRK HANSON

Kirk@accesscommercial.com
402.616.2580
Principal

HARD CORNER LOT FOR SALE

7121 Harrison St, Lavista, NE 68128

RETAIL MAP



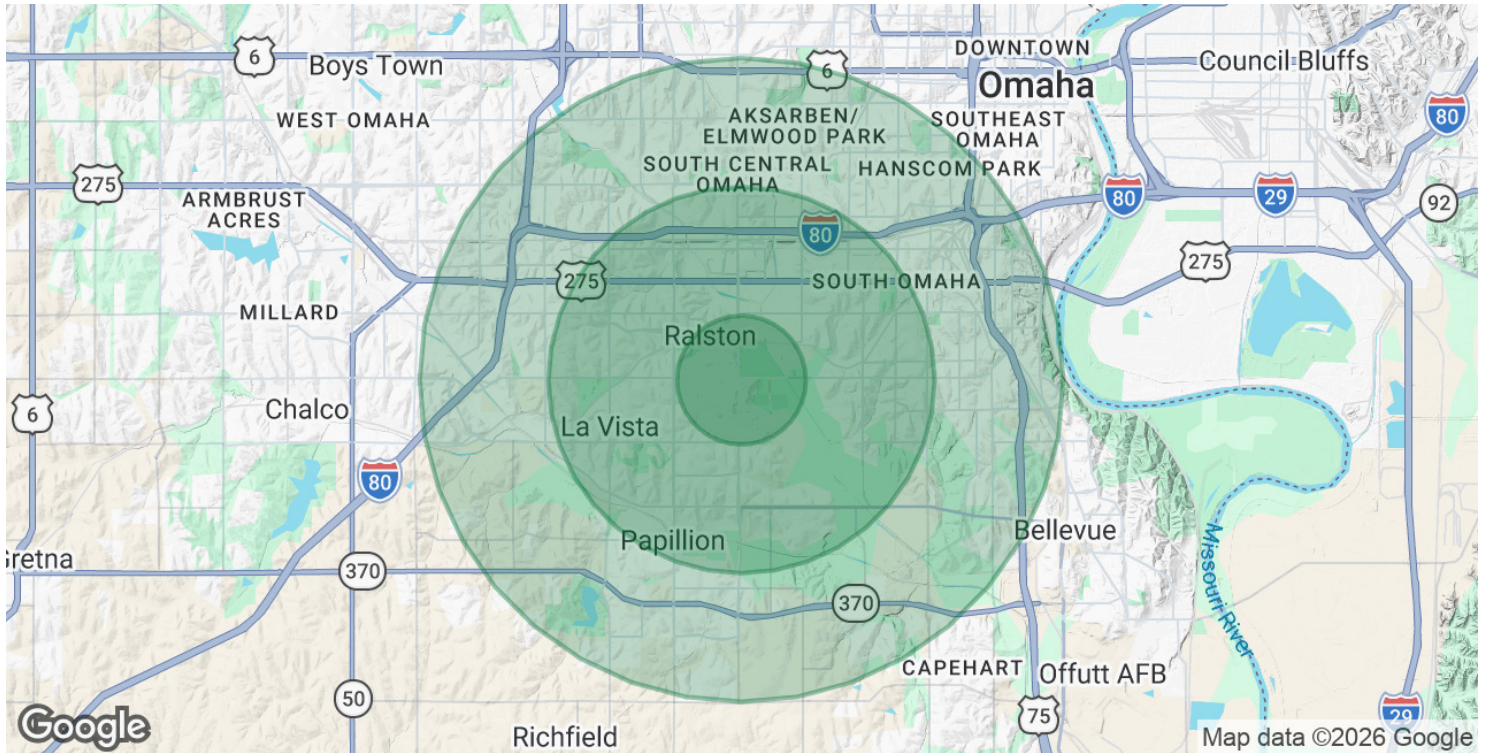
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,901	87,854	221,203
Daytime Population	9,586	88,968	296,815
Employees in area	4,221	38,449	146,719
Businesses in area	201	2,311	8,155

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,106	35,819	88,739
Average HH Income	\$96,016	\$99,142	\$106,529

2024 American Community Survey (ACS)



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HARD CORNER LOT FOR SALE

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LISTING TEAM



Sam Kroeker

Broker

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PROFESSIONAL BACKGROUND

Sam is responsible for all transaction coordination activities for the ACCESS Brokerage. As of 2025 he is also a licensed broker in Nebraska. Sam Graduated from Nebraska-Lincoln in 2021.



KIRK HANSON

Principal

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PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.

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