

FOR LEASE - MEDICAL/PAD SITE

8021 SOUTH 84TH STREET, LA VISTA, NE 68128

OFFICE/RETAIL | 5,688 SF (\$22 PSF, NNN) | 0.74 ACRES (\$120,000/YR GROUND LEASE)



Empowered Brokers. Exceptional Results.

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PROPERTY DESCRIPTION

Rare stand-alone site on 84th Street! This building can be leased or land leased as a pad site. Would be suited for a medical user or retailer looking 84th Street frontage. Dedicated monument signage available!

PROPERTY HIGHLIGHTS

- Stand-alone site
- 84th Street frontage
- Lease or land lease

LOCATION DESCRIPTION

The site sits just off the hard corner of 84th & Giles Rd. It is surrounded by national tenants, dense residential and adjacent to La Vista Centre development. 50,000 cars per day at the intersection.

OFFERING SUMMARY

Lease Rate:	\$22.00 PSF (NNN)
Ground Lease Rate:	\$120,000/yr
Available SF:	5,688 SF
Pad Site:	0.74 Acres

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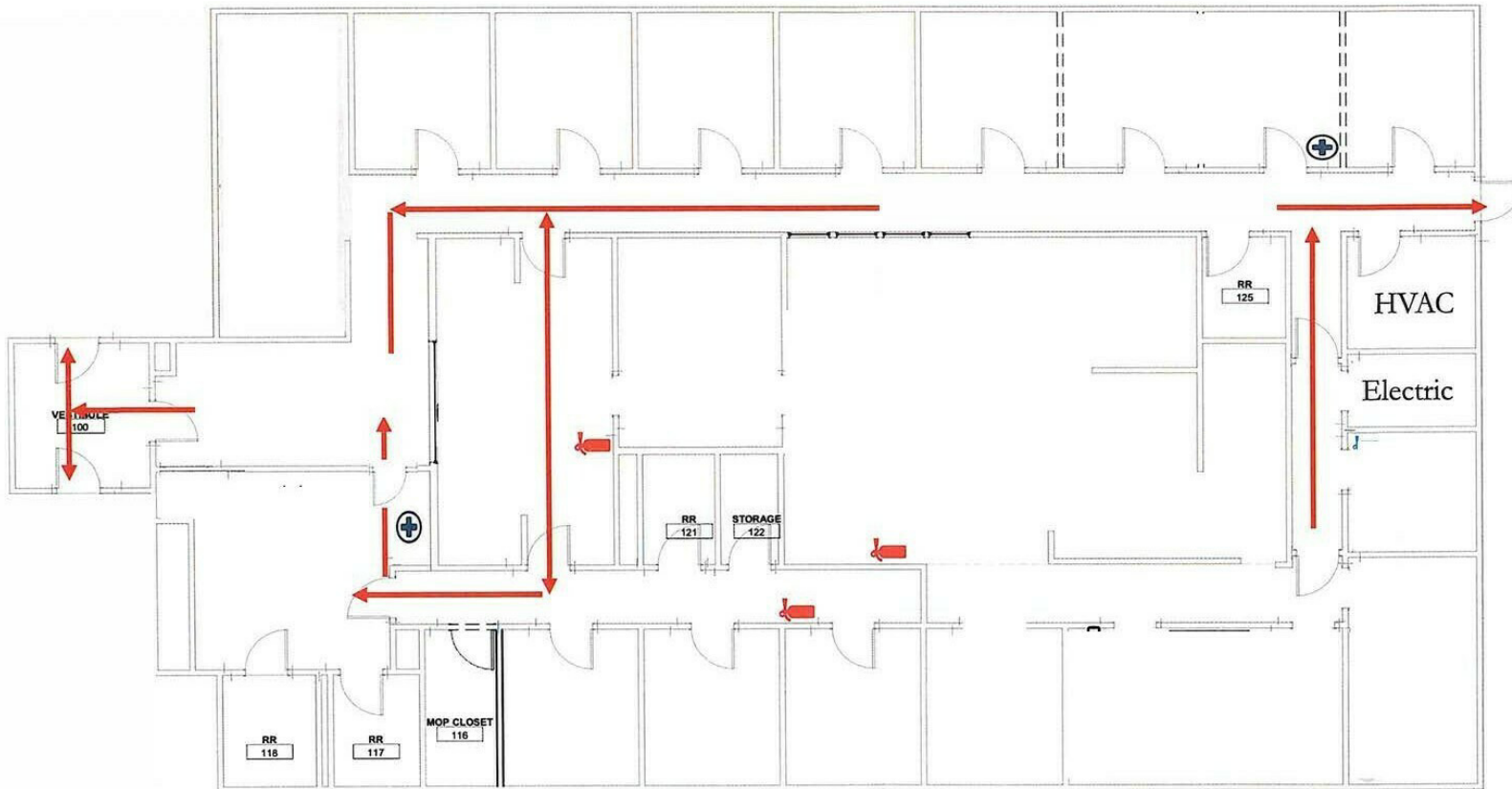
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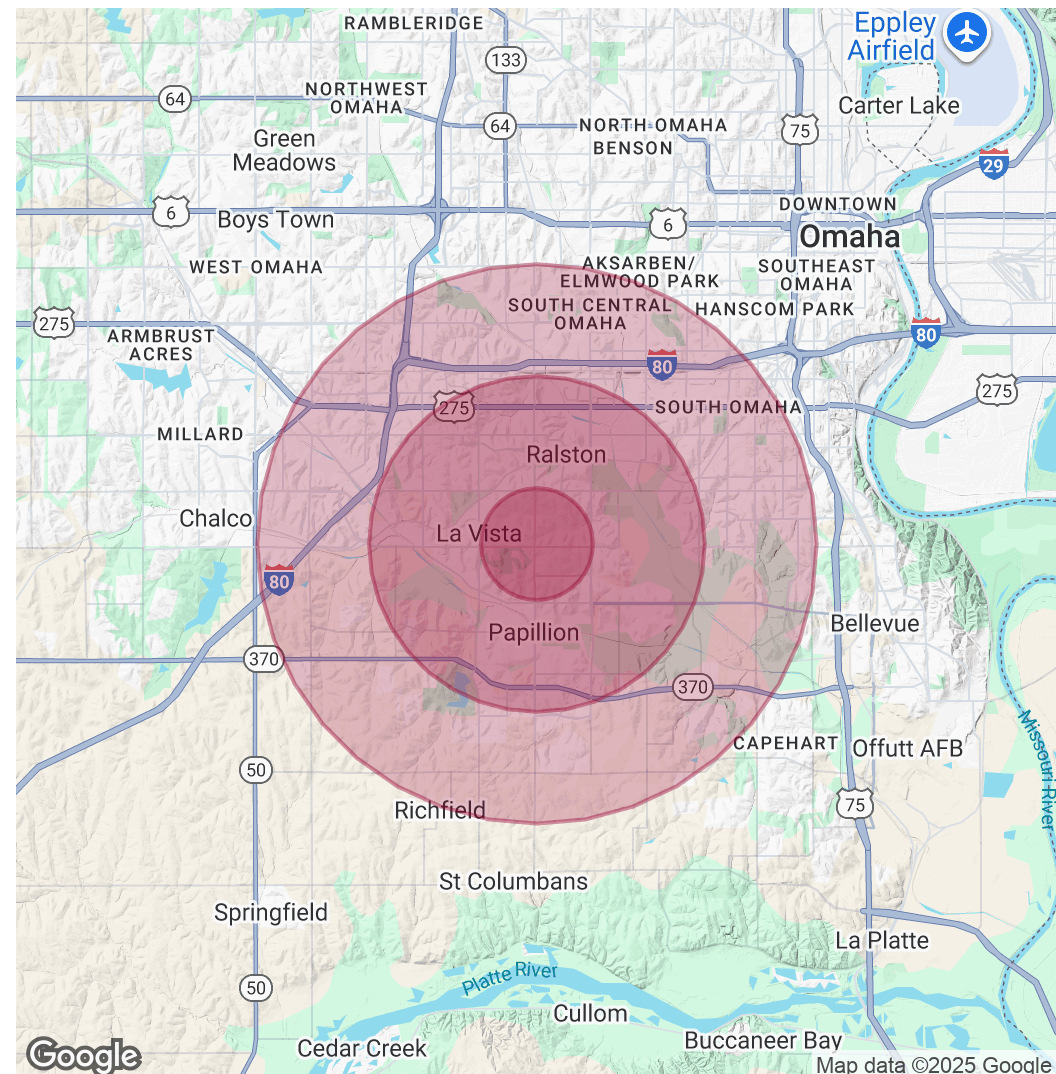
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,128	77,845	176,617
Average Age	36.6	37.4	36.8
Average Age (Male)	34.4	35.7	36.0
Average Age (Female)	38.0	38.8	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,706	32,400	72,436
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$83,810	\$84,344	\$83,713
Average House Value	\$168,350	\$179,330	\$182,809

2020 American Community Survey (ACS)



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