

# SOUTHPORT RETAIL OR OFFICE

Southport Pkwy & Giles Rd / La Vista, Nebraska

Retail or Office Space / Seperate Pad Site For Sale, Lease or BTS



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\*Agent has ownership interest in the property

**WE ARE  
THE CENTER  
OF RETAIL**

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#### PROPERTY OVERVIEW




Last space available! Sale, Lease, and Build to Suit options available at the Southport development in LaVista! Join the newly opened Starbuck's, Charred Burger + Bar, PenFed Credit Union, Integrated Windows, Jersey Mike's and Dirty Dough Cookies in the new retail/office building available now, ready for tenant finishes. New Smash Park family entertainment venue and 123 room Home 2 Suites hotel coming soon directly across the street. Major traffic drivers including Costco, Cabela's, and the new CHI Health Multi-Sport complex located across the street which is expecting up to 80,000 participants, 120,000 spectators and 38,000 athletes on weekdays for events in 2024. Great opportunity for a retail or office user to join all of the new development, along with long time users like Alamo Draft House Theater, Keiwit, and Securities America. Located just off of the I-80 & Giles interchange, the site is at the fully lit intersection of Southport Parkway and Giles Road. There are currently more than 800 hotel rooms in the overall development with this expected to increase by up to 400 in the near future.

#### PROPERTY HIGHLIGHTS

Building 2 Size	12,000 SF +/-
Building 2 Bay Size	1,262 SF(20' x 60' approx)
Building 2 Lease Rate	\$30.00 PSF NNN
Lot 3 Area	0.85 AC
Lot 3 Sales Price	Contract Broker
Zoning	C3
Traffic Counts	25,000 EADT (Giles Road) 103,755 EADT (I-80 & Giles Road)



#### NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
3 Miles	66,103	\$78,496	27,182
5 Miles	189,744	\$85,571	74,537

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## SITE PLAN



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