

W GILES ROAD

**±1.87 ACRES OF LAND FOR SALE**

**FOR SALE: \$774,546 (\$9.50/SF)**

SOUTHPORT DISTRICT | LA VISTA, NE 68128

Excellent opportunity for new retail office or flex development in a rapidly growing area surrounded by highly trafficked destinations including the Costco, Smash Park, the newly opened CHI Health MultiSport Complex, and a variety of other new restaurants and businesses. This site offers excellent visibility with convenient access to I-80 and over 400 feet of frontage along West Giles Road. C-2 Commercial Zoning with no Costco restrictions allows flexibility for a wide variety of uses, making it an ideal location for businesses looking to grow in a thriving market.



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## PROPERTY INFORMATION

<b>Sale Price</b>	\$774,546 (\$9.50/SF)
<b>Gross Acres</b>	±1.87
<b>Gross SF</b>	±81,531
<b>Flood Plain</b>	No
<b>Improvements</b>	Graded
<b>Utilities</b>	In Street
<b>Zoning</b>	C-2 (General Commercial)

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
<b>1 Mile</b>	4,105	\$79,835	1,629
<b>3 Miles</b>	65,259	\$79,683	27,122
<b>5 Miles</b>	189,614	\$87,027	74,267

## CONTACT INFORMATION

JUSTIN RIVIERA  
 Senior Associate  
 +1 402 548 4064  
 justin.riviera@lundco.com

450 Regency Parkway, Suite 200  
 Omaha, NE 68114  
 +1 402 393 8811  
 lundco.com