

ONE GILES PLACE

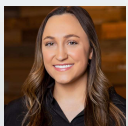
2,500 SF | \$15.50 SF/YR (NNN)

9825 GILES ROAD, LA VISTA, NE 68128



**INVESTORS
REALTY INC.**

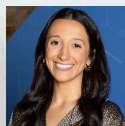
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9825 GILES ROAD

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/YR NNN
Est. Op. Exp.	\$7.63 SF/YR
Available SF:	2,500 SF
Building Size:	7,744 SF
Property Type:	Office Building

PROPERTY OVERVIEW

Prime leasing opportunity ideal for retail, office, or medical users, offering exceptional visibility on Giles Road.

PROPERTY HIGHLIGHTS

- Suite C/D has an open floorplan with private restrooms
- High visibility on Giles Road
- Park at your front door
- Monument signage available in high traffic area

DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,324	10,410	21,208
Average Age	39	40	40
HOUSEHOLDS			
Total Households	1,126	4,095	8,646
People Per HH	3.0	2.5	2.5
Average HH Income	\$126,841	\$125,523	\$117,368
Average HH Value	\$374,454	\$380,037	\$345,582

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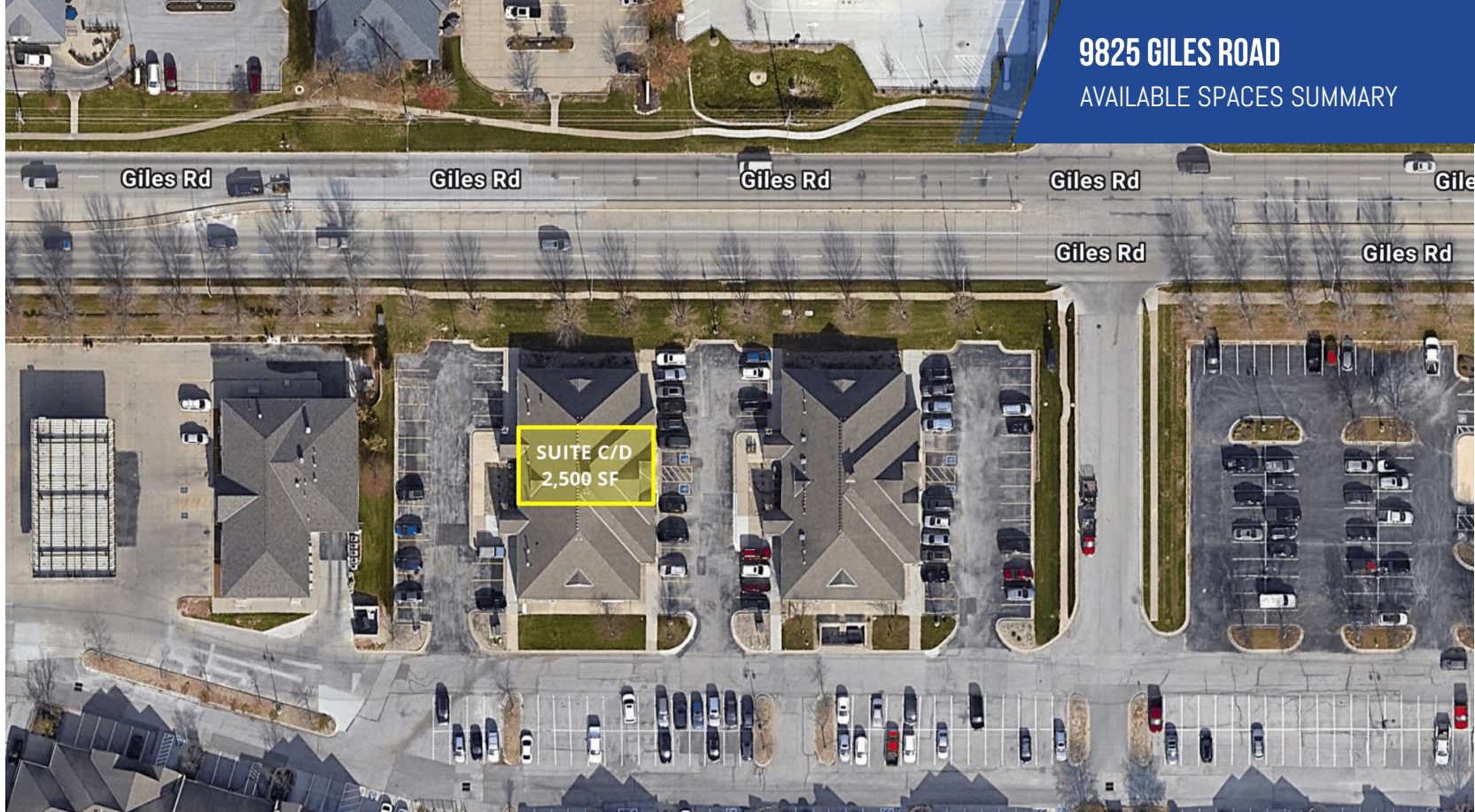
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AVAILABLE SPACES SUMMARY

SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
Suite C/D	2,500 SF	\$15.50 (NNN)	\$5.21	\$4,314.58

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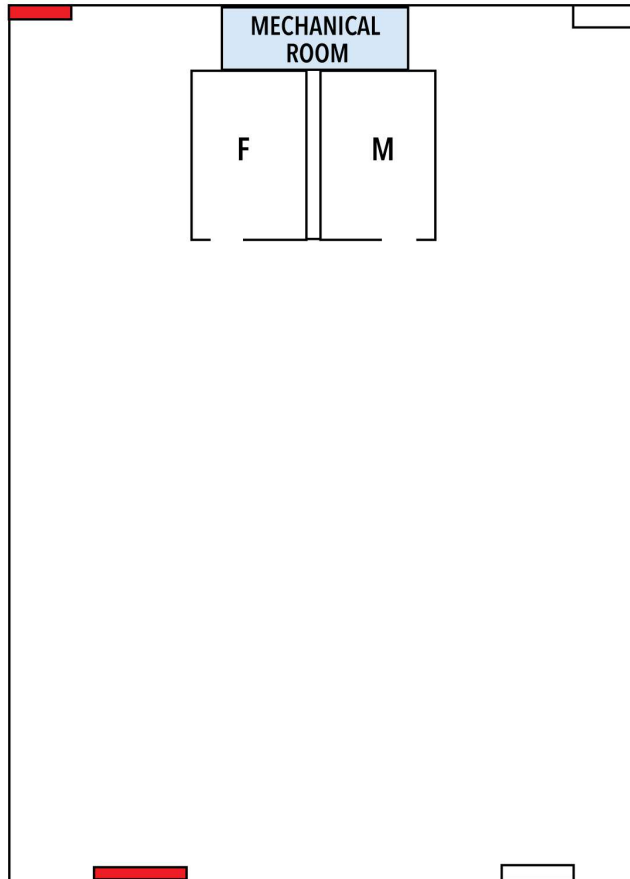
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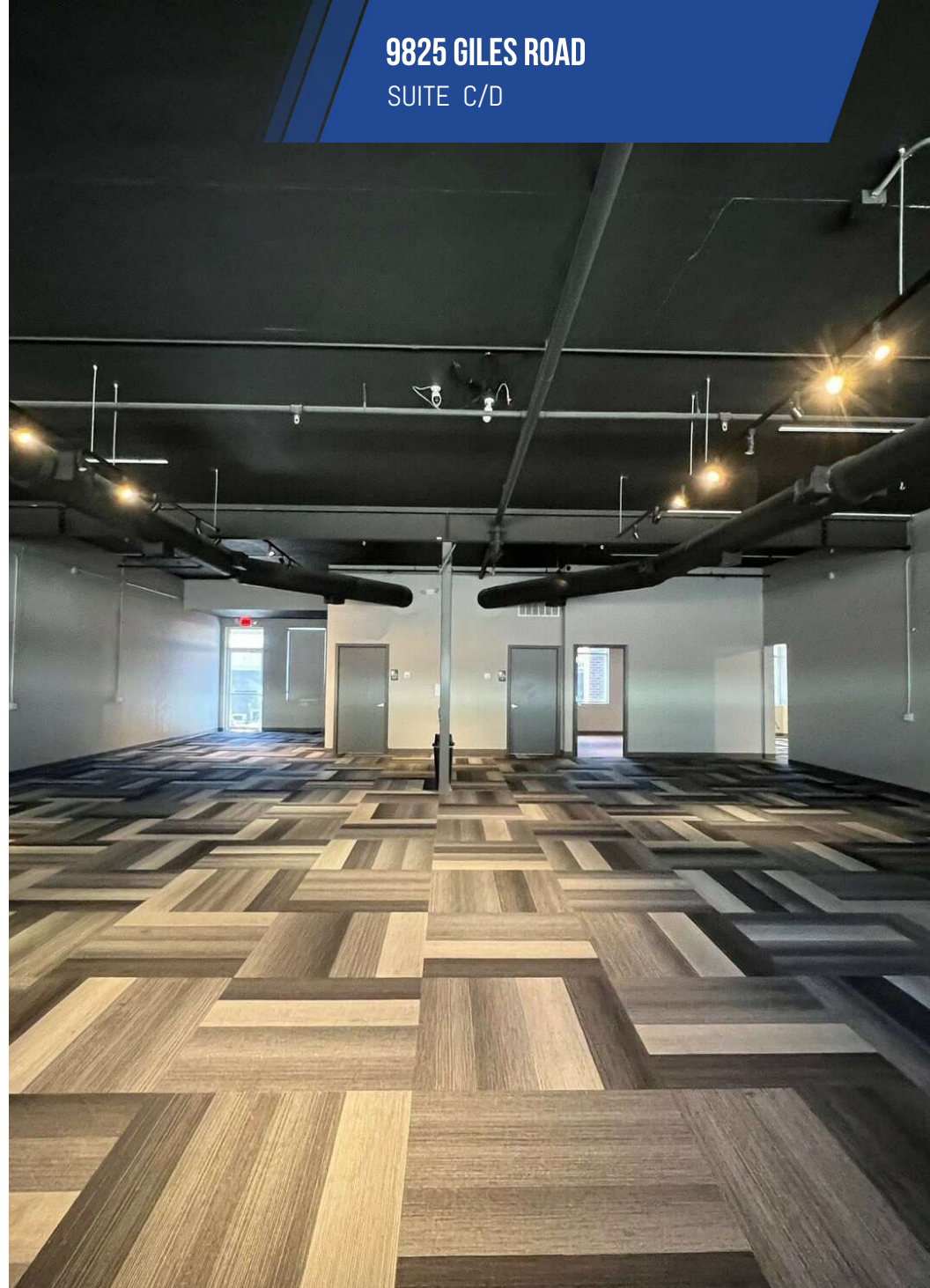


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SUITE C/D



EMERGENCY EXIT



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9825 GILES ROAD
RETAILER MAP



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