



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

SOUTHPORT WEST

12744 Westport Parkway
La Vista, NE 68138

1,340 SF

\$25.00 - \$27.00 NNN

PROPERTY HIGHLIGHTS

Be a part of the activity at Southport.
Conveniently located along I-80 with great
visibility. This development is anchored by
Costco Wholesale, Cabela's, Smash Park and
Embassy Suites.

TREY MACKNIGHT

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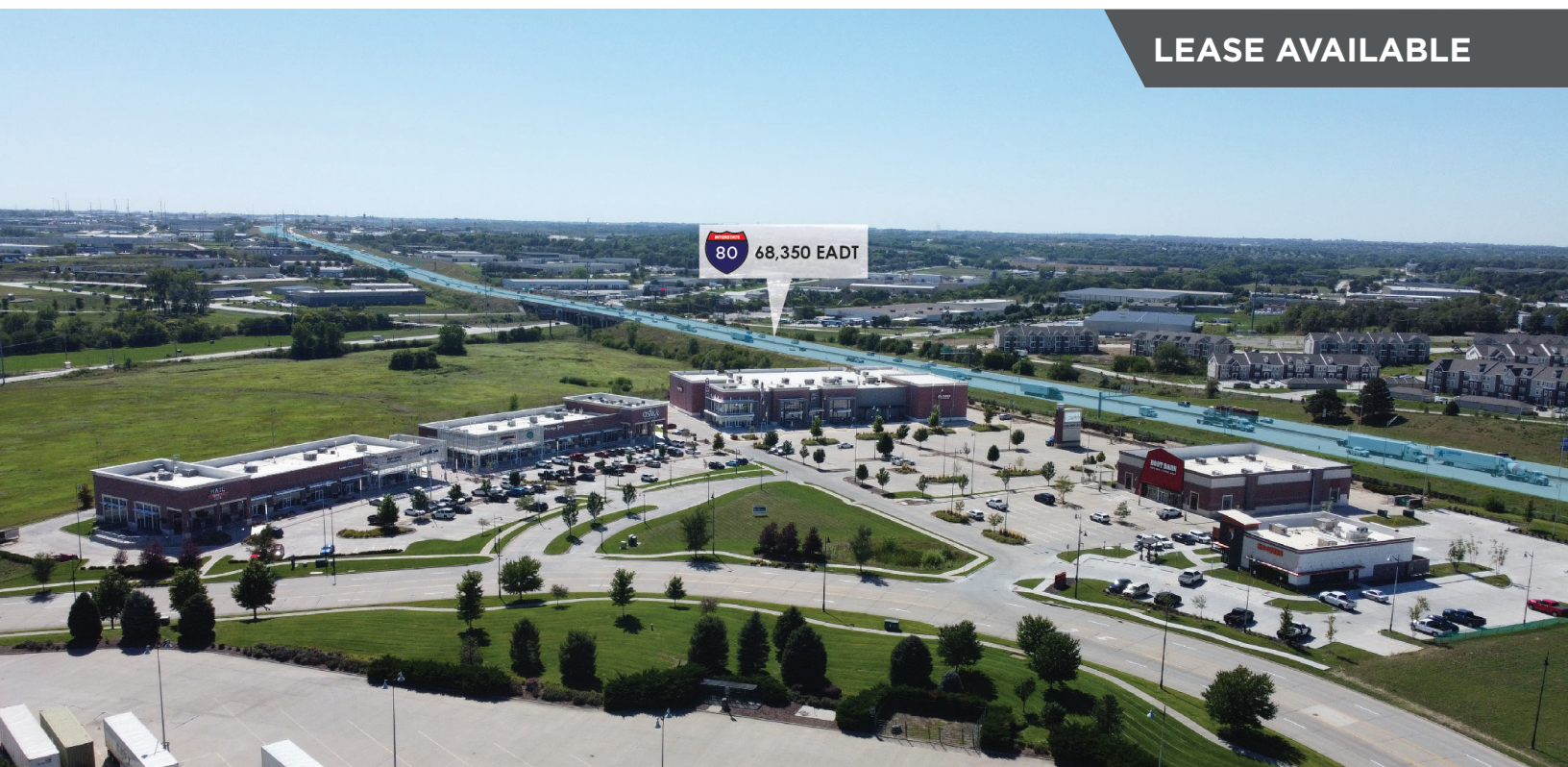
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12744 Westport Parkway, La Vista, NE 68138

1,340 SF AVAILABLE



LEASE AVAILABLE



Property Highlights

Rental Rate	\$25.00 - \$27.00 NNN
Total Bldg. SF	27,797
Available SF	1,340 SF
Total Site Area	7.825 AC
Parking Stalls	227
Tenancy	Multiple
Co-tenants	Hurrdat Sports Bar & Grill Osaka Massage Envy Garbos Salon ProEye Vision Center Cold Stone

Availability

Suite	SF	Price/SF	Available
1-D	1,340	\$25.00 - \$27.00	Immediately

Demographics

	1 Mile	3 Mile	5 Mile
Population	4,609	65,222	187,410
AVG. HH Income	\$93,545	\$101,992	\$111,438
Number of Households	1,775	25,997	73,066

Operating Expenses

\$3.30	Taxes
\$0.47	Insurance
\$7.23	Common Area Maintenance
\$11.00	Total

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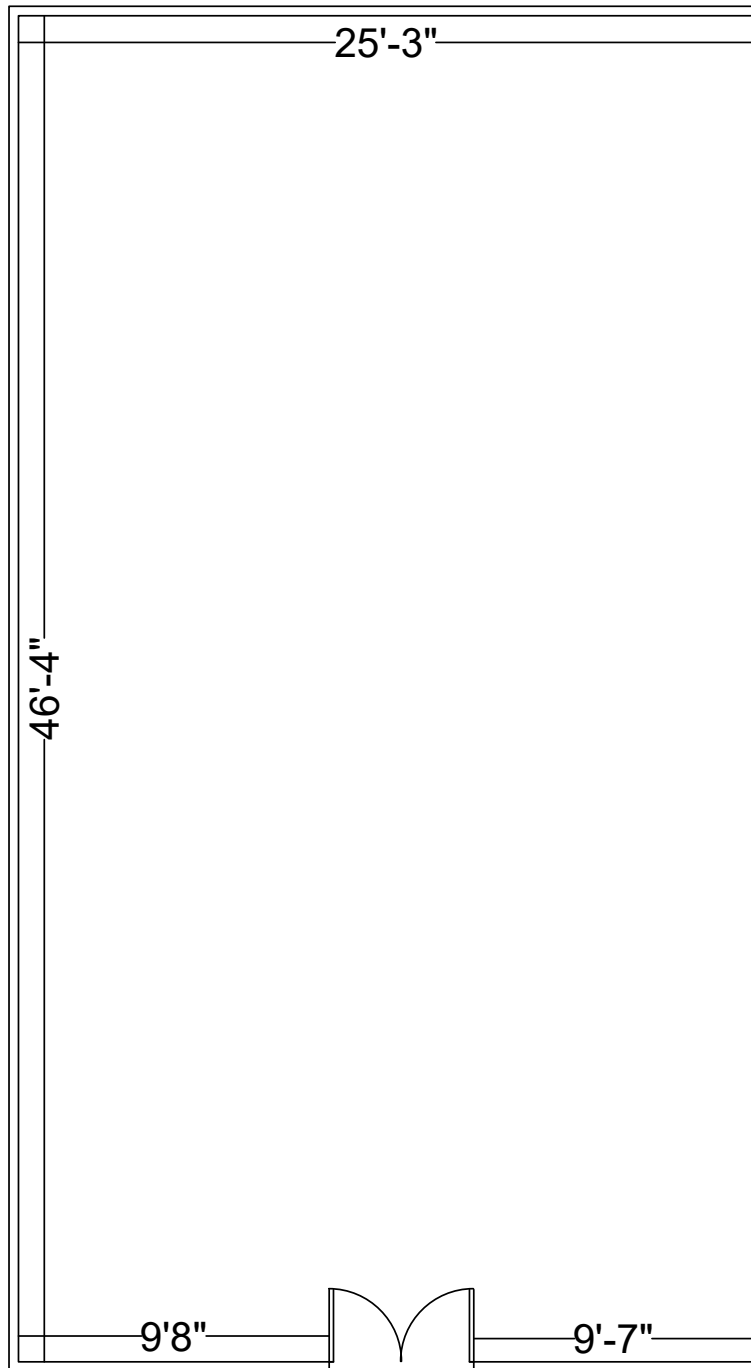
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FLOOR PLAN



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PHOTOS



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TENANT MAP



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AREA TRADE MAP



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