

# WEST CENTER OAKS

2721 - 2759 S. 140th Street / Omaha, NE

4,264 SF for Lease / Excellent Tenant Mix



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## Property Overview

Excellent tenant mix: Red Lobster, Bridal Traditions, Sherwin Williams, Trade Post, Push Pedal Pull, FedEx Office, Leslie's Pool Supplies, All Nails, Sport Clips and Rudolph's Run/Walk Shoes.

## Property Highlights

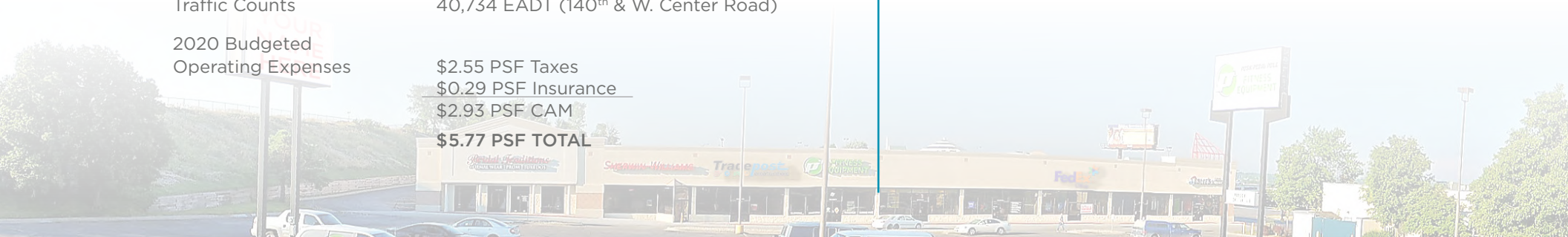
Lease Rate	\$12.50 PSF NNN
Total Available	4,264 SF
Total Contiguous	4,264 SF
Building Size	44,746 SF
Year Built/Renovated	1985/1999 & 2001
Total Site Area	5.44 AC
Zoning	I-1
Clearance Height	13.25' - 15'
Traffic Counts	40,734 EADT (140 <sup>th</sup> & W. Center Road)
2020 Budgeted Operating Expenses	\$2.55 PSF Taxes \$0.29 PSF Insurance \$2.93 PSF CAM <b>\$5.77 PSF TOTAL</b>

## Neighborhood Demographics

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	9,467	\$72,850	3,937
3 Miles	90,650	\$80,935	35,502
5 Miles	249,002	\$91,390	98,822

## Availability

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
2727	4,264 - 4,264	\$12.50	Immediately



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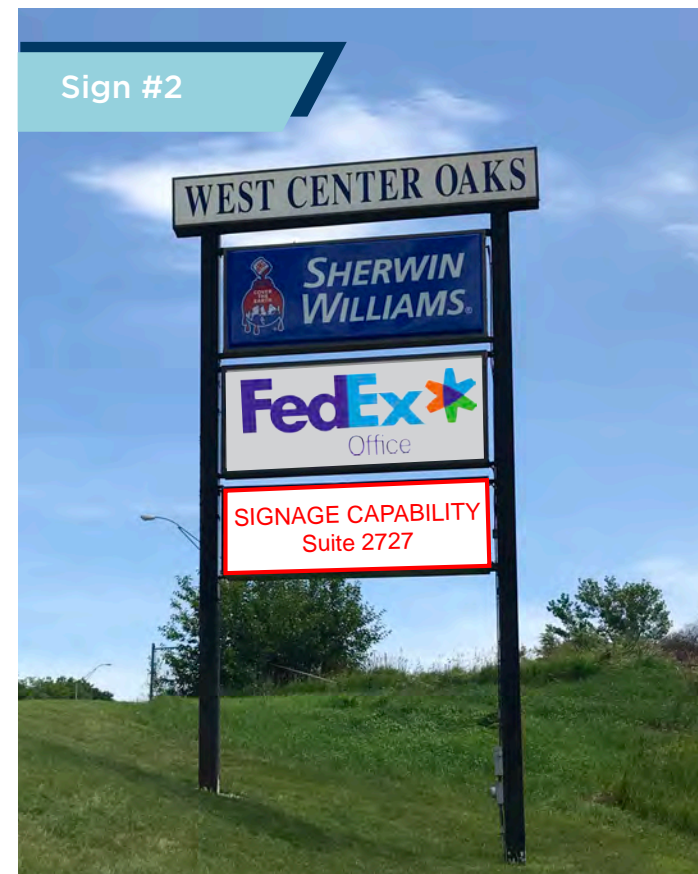
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Available Signage Capability



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