

ALOFT OMAHA WEST RETAIL SPACE

215 S. 181ST STREET
OMAHA, NE 68022

+/- 6,000 - 7,200 SF Retail Space For Lease
Lease Rate: \$20.00 PSF NNN



PROPERTY HIGHLIGHTS

Opportunity to be the sole restaurant within the Aloft hotel. With direct access to daily hotel guests (120 hotel rooms), tap into a consistent client base right on-site, ensuring a steady flow of potential customers every day. This space offers two outdoor patios perfect for dining, events, or relaxation, significantly enhancing the tenant's offerings, providing versatile spaces for a variety of uses. This spacious area, at 7,200 square feet, can be divided to suit smaller tenants, making it flexible for diverse business needs. Located off 180th Street, this property offers prime exposure ensuring high visibility and accessibility.



AVAILABILITY

- | | | | |
|--------------------|----------------------------|---------------------|------------|
| • Rental Rate: | \$20.00 PSF NNN | • Number of Spaces: | One |
| • Building Size: | 48,460 SF | • Year Built: | 2019 |
| • Total Available: | +/- 6,000 - 7,200 SF | • Number of Floors: | Five |
| Ground Level: | +/- 6,000 SF | • Zoning: | C10 |
| 2nd Floor: | 1,200 SF | • Parking: | 122 Stalls |
| | 800 SF outdoor patio space | | |

LOCATION MAP



DEMOGRAPHICS

5 MILE RADIUS

POPULATION

194,470

MEDIAN HOUSEHOLD INCOME

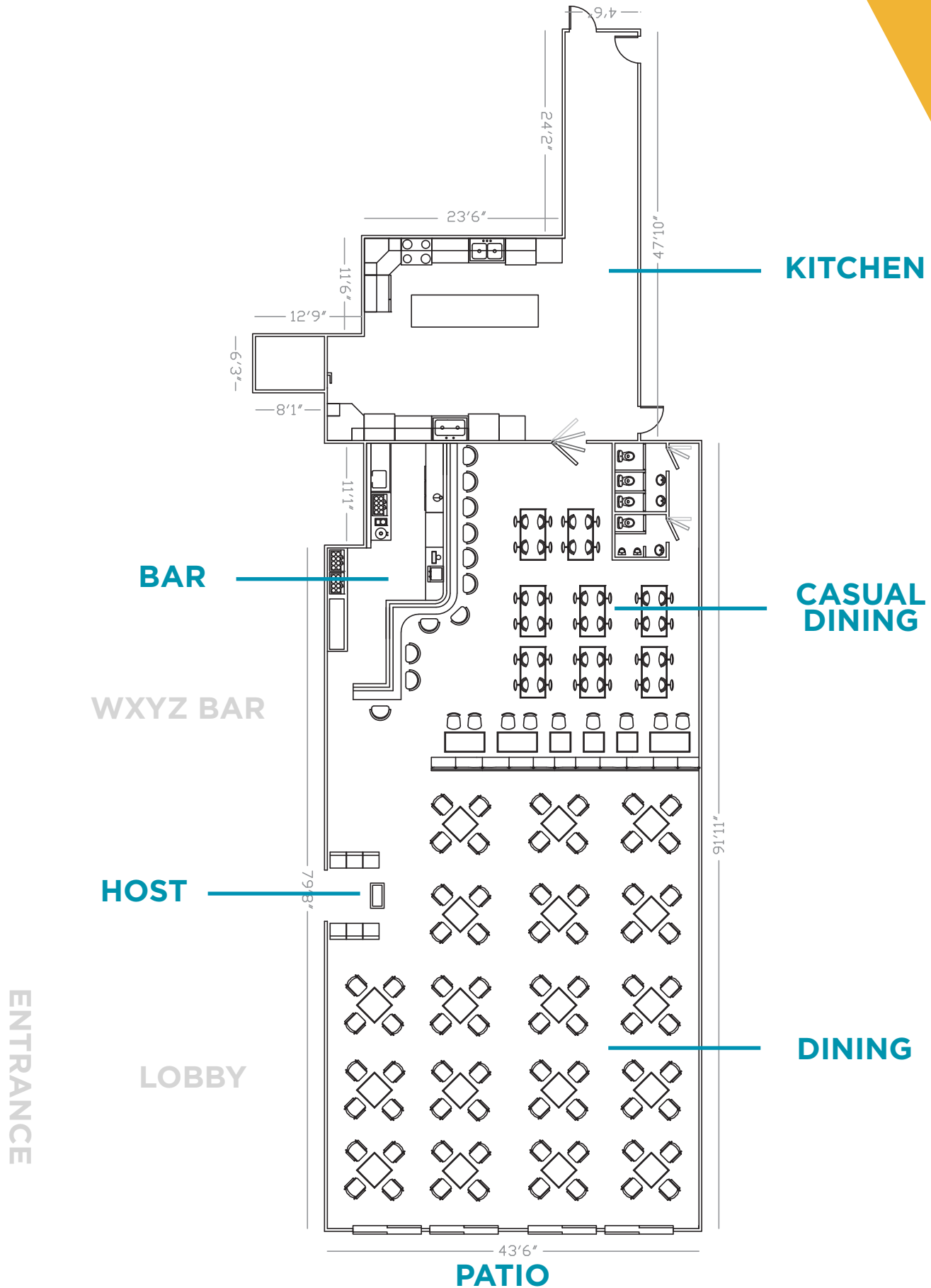
\$121,939

NUMBER OF HOUSEHOLDS

72,060



CONCEPTUAL FLOOR PLAN



INTERIOR PHOTOS



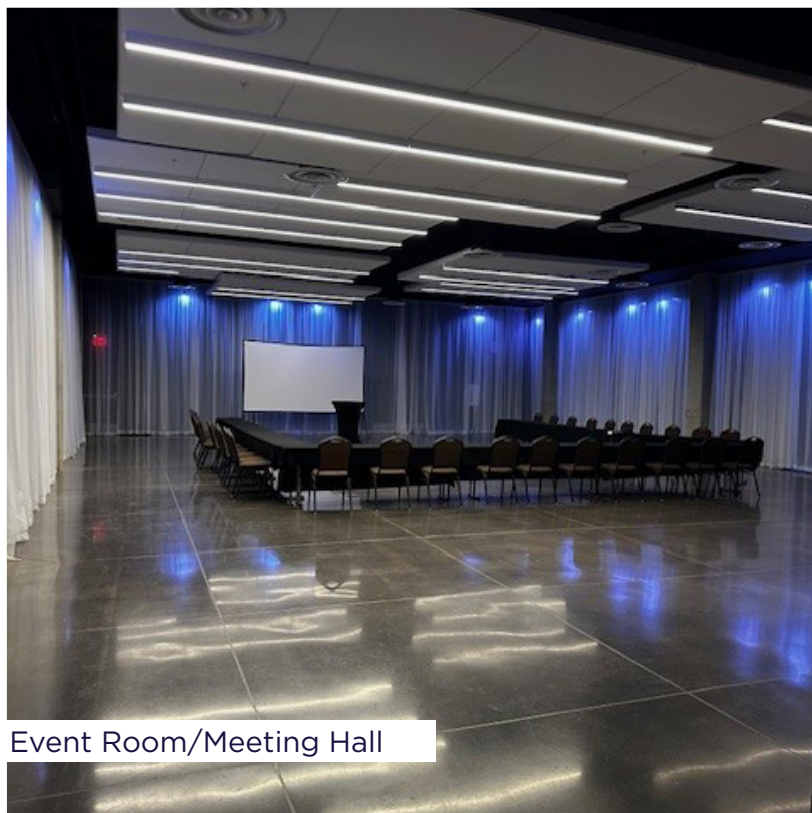
Entrance



Lobby

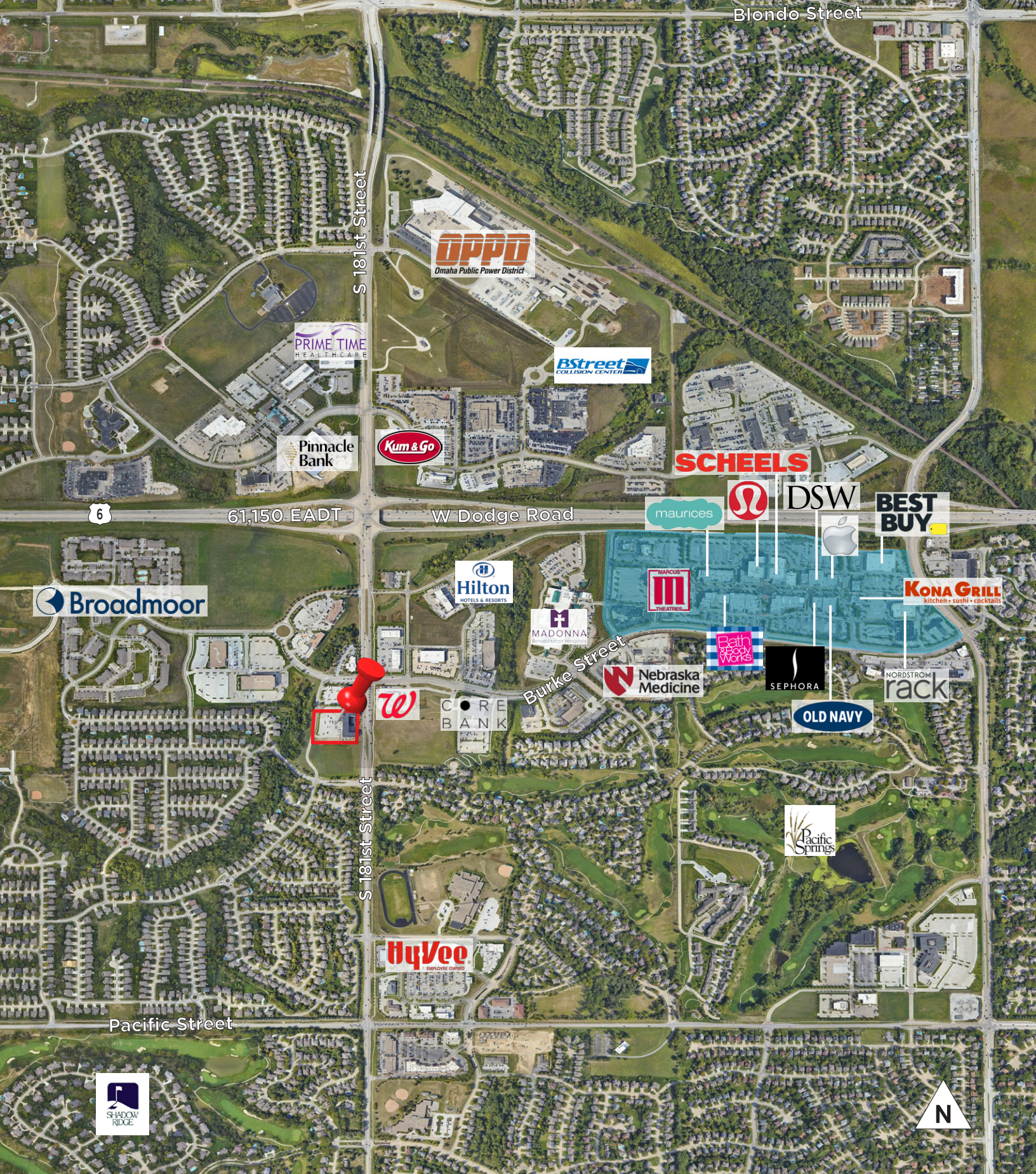


Lobby



Event Room/Meeting Hall

AERIAL MAP



Blondo Street

S 181st Street

OPPO
Omaha Public Power District

PRIME TIME
HEALTHCARE

BStreet
COLLISION CENTER

Pinnacle
Bank

Kum & Go

SCHEELS

6

61,150 EADT

W Dodge Road

maurices

DSW

BEST BUY

Broadmoor

Hilton
HOTELS & RESORTS

MADONNA
Rehabilitation Hospital

MARCUS
THEATRES

Apple

KONA GRILL
kitchen • sushi • cocktails

W

CORE
BANK

Burke Street

Nebraska
Medicine

Bath & Body
Works

SEPHORA

NORSTROM
rack

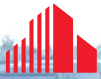
OLD NAVY

S 181st Street

Pacific Street

SHADOW
RIDGE

N



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY



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