

# HIGH POINT

2,533 SF | \$11.50 SF/YR NNN

1411 N 203RD STREET, ELKHORN, NE 68022



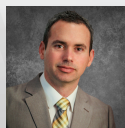
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## BUILDING INFORMATION

Building Size	16,123 SF
Min Divisible	2,533 SF
Max Contiguous	2,533 SF
Ceiling Height	17.5 ft
Minimum Ceiling Height	15 ft
Number Of Floors	1
Year Built	2016
Construction Status	Existing
Restrooms	Yes
HVAC	GFA
Drive In Door	1 (12' x 12')

## PARKING & TRANSPORTATION

Number Of Spaces	46
Parking Type	Surface
Traffic Count	44,500 - 204th & Dodge

## SITE INFORMATION

County	Douglas
Zoning	CC
Location Description	Located conveniently off of 204th in Elkhorn, NE

## UTILITIES & AMENITIES

Power	Yes
Power Description	3 Phase 208/120 V
Gas / Propane	Yes
Gas Description	GFA
Sprinkler	Yes

## PROPERTY HIGHLIGHTS

- Great flex space with drive-in bay now available
- Former paint store
- Easy access to 204th Street
- Low NNN expenses
- Growing area of Elkhorn in need of services

## OFFERING SUMMARY

LEASE RATE	\$11.50 SF/YR NNN
Est. Op. Exp.	\$3.59 SF/YR
Available SF	2,533 SF
Property Type	Industrial

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,265	61,752	274,854
Average Age	33.1	35.4	35.6
HOUSEHOLDS			
Total Households	845	21,459	101,859
People Per HH	2.7	2.9	2.7
Average HH Income	\$91,875	\$119,007	\$96,904
Average HH Value	\$234,304	\$288,040	\$225,837

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# 1411 N 203RD STREET

## AVAILABLE SPACES SUMMARY



### LEGEND



FOR LEASE

LEASED

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
1411	2,533 SF	\$11.50 SF/yr (NNN)	\$3.59	\$3,185.25

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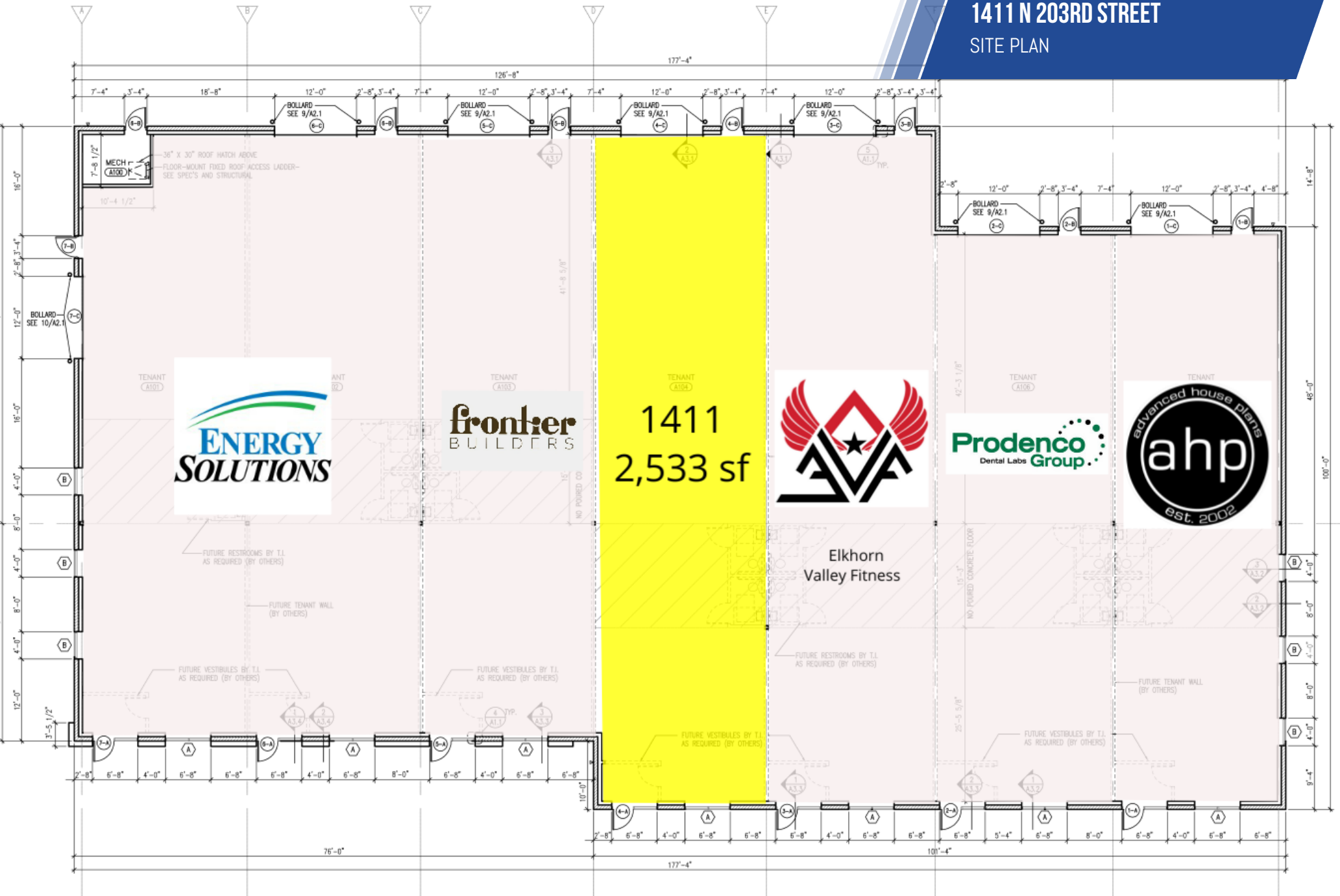
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1411 N 203RD STREET  
SITE PLAN



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1411 N 203RD STREET  
SITE MAP



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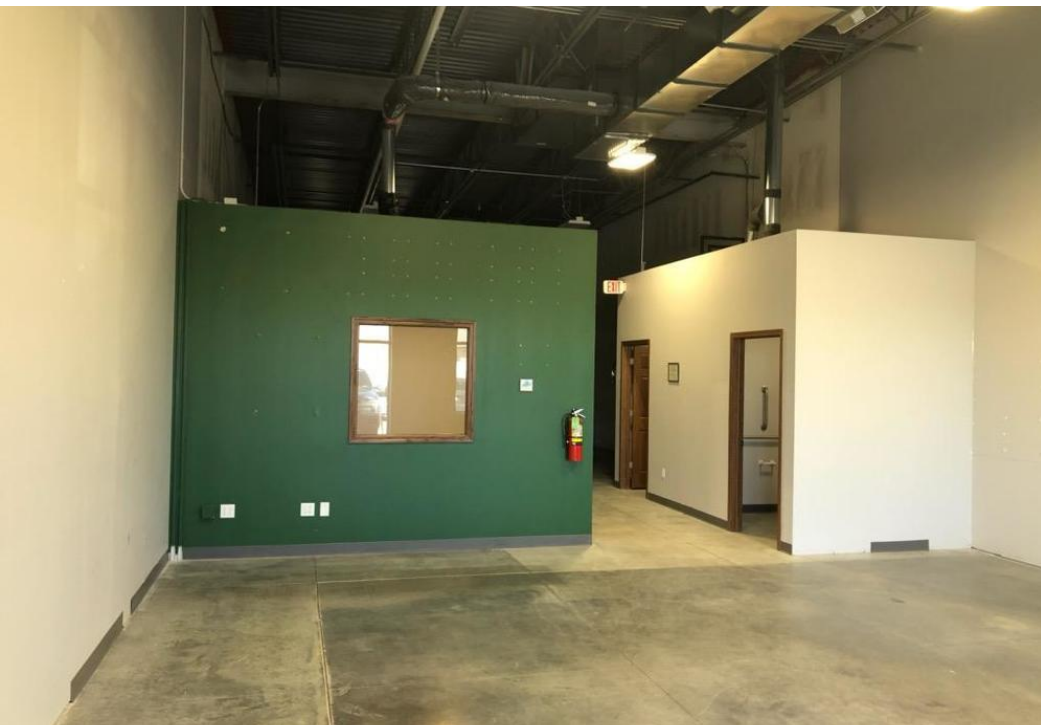
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1411 N 203RD STREET  
ADDITIONAL PHOTOS



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