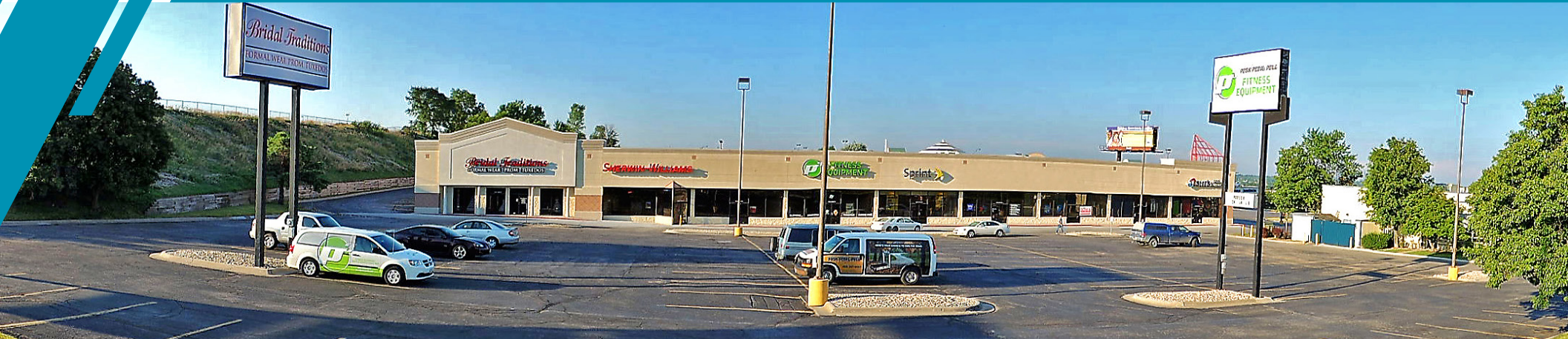


WEST CENTER OAKS

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

4,206 - 8,412 SF For Lease / Excellent Tenant Mix



Richard Secor, Jr., CCIM / Partner / rsecor@lundco.com / +1 402 548 4010

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THE CENTER
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Property Overview




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

Property Highlights

Lease Rate	\$15.00 PSF NNN
Total Available	8,412 SF
Max Contiguous	8,412 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	42,992 EADT
Operating Expenses	\$2.55 Taxes \$0.29 Insurance \$3.03 CAM

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
2723	4,206 - 8,412	\$15.00	June 30, 2019
2725	4,206 - 8,412	\$15.00	June 30, 2019

Neighborhood Demographics

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	9,444	\$86,641	3,927
3 Miles	89,385	\$103,257	34,923
5 Miles	247,748	\$104,373	98,979



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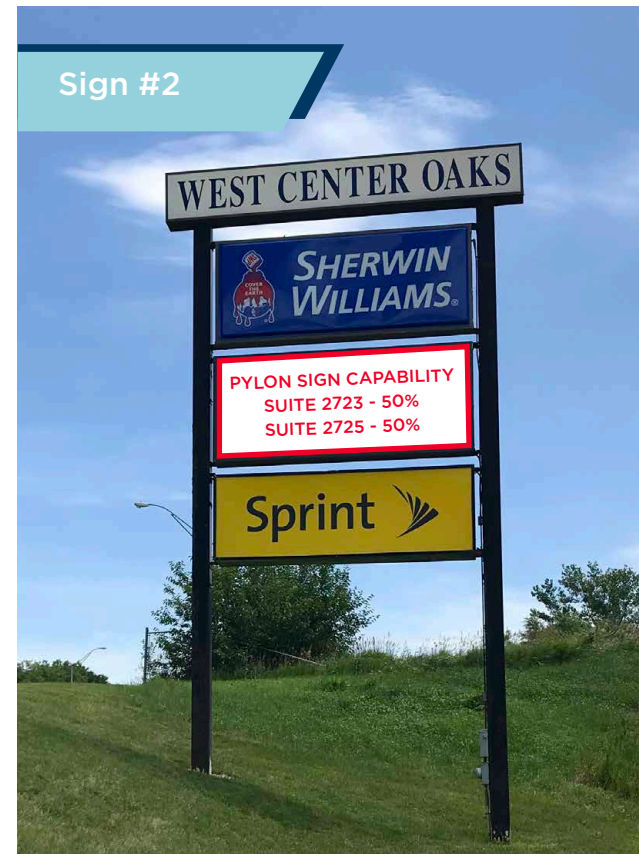
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Available Signage Capability



4,206 - 8,412 SF For Lease / Excellent Tenant Mix

