

3840 N 174TH AVE

9,464 SF | \$13.00 SF/YR NNN

3840 N 174TH AVE, OMAHA, NE 68116



WWW.INVESTORSOMAHA.COM



CLINT SEEMANN

402.778.7541

cseemann@investorsomaha.com



BRIAN KUEHL

402.778.7537

bkuehl@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/YR NNN
Est. Op. Exp.	\$5.00 SF/YR
Available SF:	9,464 SF
Building Size:	9,464 SF
Property Type:	Showroom Sales
Year Built:	2014
Zoning:	Mixed Use
Restrictions:	No automotive or power-sports related business

LOCATION OVERVIEW

W Maple Road and 174th Ave., West of Dillon Harley Motorcycles and MotorSports on W Maple Road

PROPERTY HIGHLIGHTS

- Showroom with warehouse
- New construction
- Rapidly developing commercial location
- Join Dillon Brothers Motorsports, Sherwin Williams, Discount Tire, Aldi, Hobby Lobby and more
- 19-Ton AC

CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





3840 N 174TH AVE

3840 N 174TH AVE, OMAHA, NE 68116

BUILDING INFORMATION

Building Size	9,464 SF
Min Divisible	9,464 SF
Max Contiguous	9,464 SF
Ceiling Height	16 ft
Minimum Ceiling Height	16 ft
Number Of Floors	1
Year Built	2014
Exterior Description	Stucco & Brick
Roof	Rubber / Insulated
Restrooms	3
HVAC	100%
Office SF	2 offices totaling 309 SF
Loading Description	2 (8x8) Electric Drive-In Doors. Floor Drain

PARKING & TRANSPORTATION

Parking Description	44 Surface Parking Spaces (More Possible); Trailer Parking Possible
Number Of Spaces	44
Parking Type	Surface
Trailer Parking	Possible

SITE INFORMATION

Cross-Streets	174th & Maple
County	Douglas
Zoning	Mixed Use
Lot Size	116,000 SF
Location Description	W Maple Road and 174th Ave., West of Dillon Harley Motorcycles and MotorSports on W Maple Road

UTILITIES & AMENITIES

Amenities	Fully Finished Showroom and Warehouse
Power	Yes
Power Description	3 Phase Multiple panels
Gas / Propane	Yes
Gas Description	1" line
Sewer/Water	City of Omaha

OFFERING SUMMARY

LEASE RATE	\$13.00 SF/YR NNN
Est. Op. Exp.	\$5.00 SF/YR
Available SF	9,464 SF
Property Type	Showroom Sales

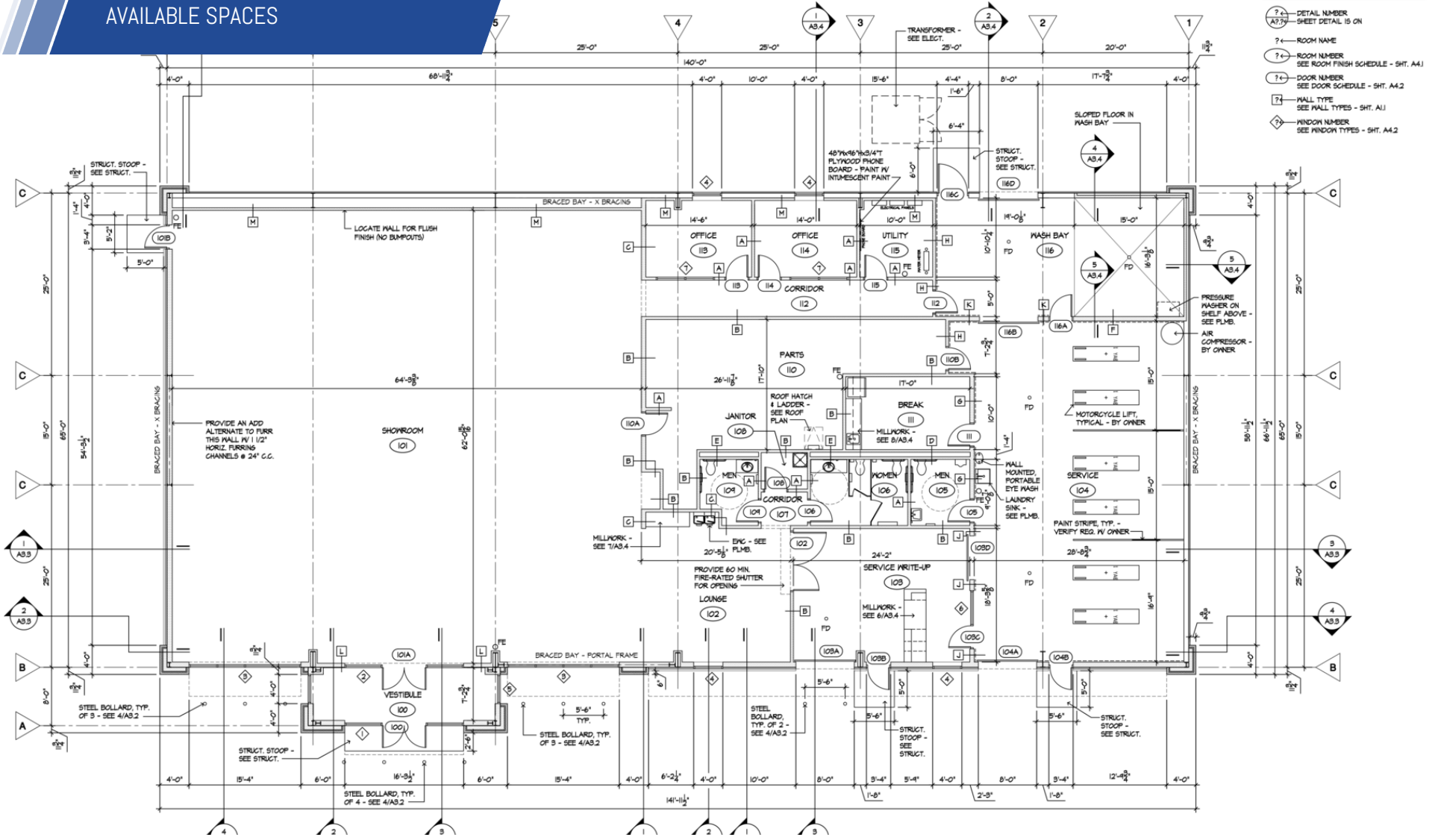
DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,390	109,955	361,095
Average Age	29.7	35.4	35.6
HOUSEHOLDS			
Total Households	1,131	39,348	139,175
People Per HH	3.0	2.8	2.6
Average HH Income	\$105,622	\$111,575	\$90,081
Average HH Value	\$246,366	\$257,763	\$213,876

RESTRICTIONS

No automotive or power-sports related business
--

3840 N 174TH AVE AVAILABLE SPACES



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
3840 N 174th Ave	9,464 SF	\$13.00 SF/yr (NNN)	\$5.00	\$14,196.00

CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



3840 N 174TH AVE
SITE MAP



CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

BRIAN KUEHL

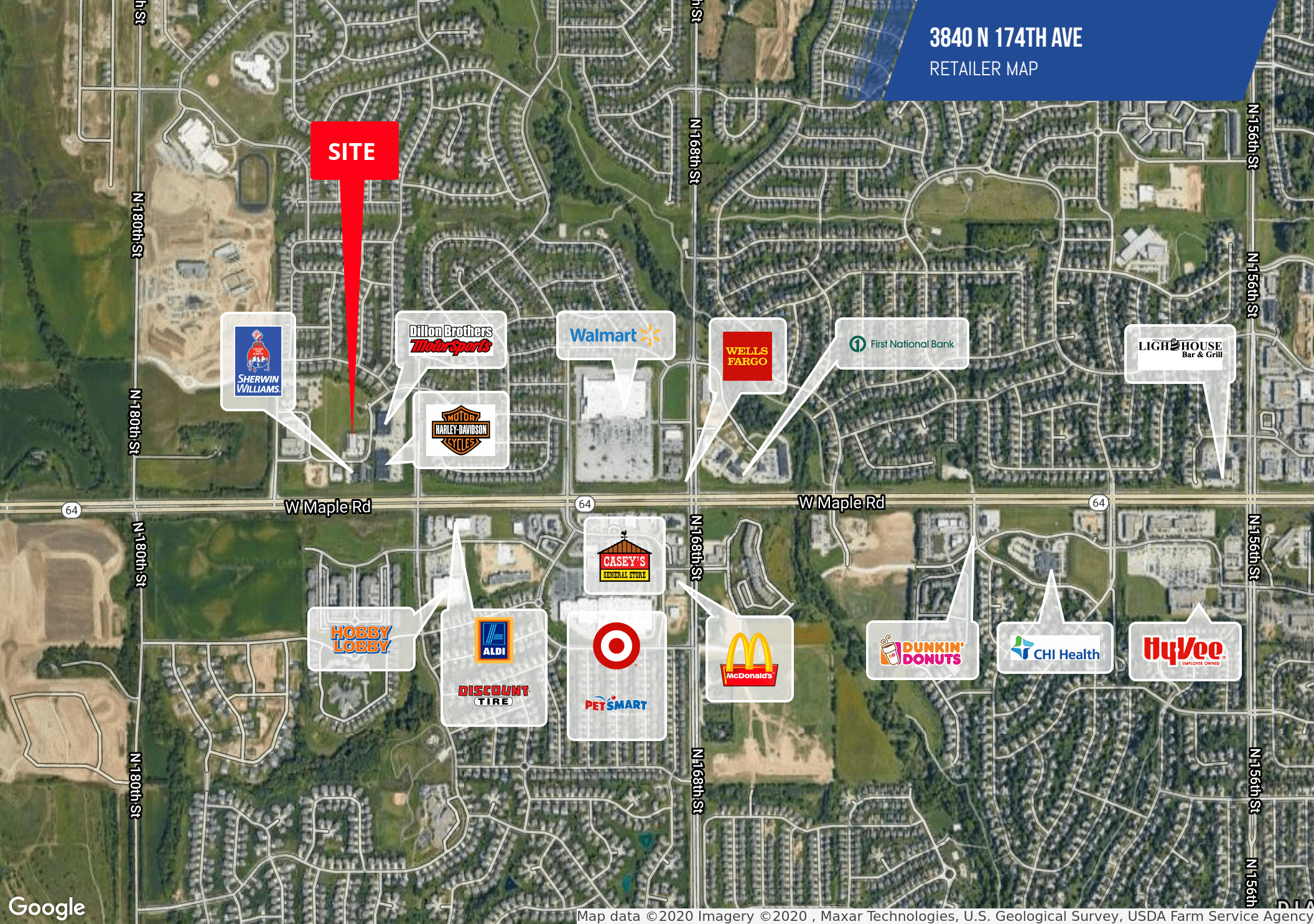
402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey

3840 N 174TH AVE
RETAILER MAP



CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





3840 N 174TH AVE
ADDITIONAL PHOTOS



CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

