

10717 VIRGINIA PLAZA

2,837 - 38,844 SF | \$8.40 - 8.95 SF/YR NNN
10717 VIRGINIA PLAZA, PAPILLION, NE 68046



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BUILDING INFORMATION

Building Size	41,844 SF
Min Divisible	2,837 SF
Max Contiguous	38,844 SF
Ceiling Height	20 ft
Minimum Ceiling Height	17 ft
Number Of Floors	1
Year Built	2020
Restrooms	TBD

PARKING & TRANSPORTATION

Number Of Spaces	138
Parking Type	Surface
Traffic Count	31,200 - 108th & Giles

SITE INFORMATION

Cross-Streets	107th & Portal Plaza
County	Sarpy
Zoning	MU
Lot Size	2.26 Acres
Number Of Buildings	1
Location Description	On Giles Road just minutes form I-80

PROPERTY HIGHLIGHTS

- Flex/Retail building
- All bays have a drive in door
- Less than 5 minutes to Interstate 80
- \$8.40 NNN - warm shell - cool shell and TI allowa
- Warm shell includes: demise wall ready for painting restrooms, smooth concrete floor and rear warehouse RTU

OFFERING SUMMARY

LEASE RATE	\$8.40 - 8.95 SF/YR NNN
Available SF	2,837 - 38,844 SF
Property Type	Flex

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,984	62,374	153,234
Average Age	32.5	34	35.3
HOUSEHOLDS			
Total Households	1,836	25,876	61,596
People Per HH	2.7	2.4	2.5
Average HH Income	\$97,300	\$73,745	\$74,785
Average HH Value	\$231,610	\$190,739	\$184,065

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PROPERTY DESCRIPTION

Flex/Retail building - all bays will have a drive in door, excellent access to I-80

LOCATION DESCRIPTION

On Giles Road just minutes form I-80

PROPERTY HIGHLIGHTS

- Flex/Retail building
- All bays have a drive in door
- Less than 5 minutes to Interstate 80
- \$8.40 NNN - warm shell - cool shell and TI allowance also available
- Warm shell includes: demise wall ready for painting, pair of single stall ADA restrooms, smooth concrete floor and rear warehouse heater.
- Cool shell adds 5 ton RTU

SPACES	WARM SHELL	COOL SHELL	SPACE SIZE
101	\$8.40 SF/yr	\$9.45 SF/yr	3,339 - 38,844 SF
103	\$8.40 SF/yr	\$9.45 SF/yr	3,072 - 38,844 SF
105	\$8.40 SF/yr	\$9.45 SF/yr	3,080 - 38,844 SF
107	\$8.40 SF/yr	\$9.45 SF/yr	2,837 - 38,844 SF
109	\$8.40 SF/yr	\$9.45 SF/yr	3,325 - 38,844 SF
111	\$8.40 SF/yr	\$9.45 SF/yr	3,576 - 38,844 SF
113	\$8.40 SF/yr	\$9.45 SF/yr	3,390 - 38,844 SF
115	\$8.40 SF/yr	\$9.45 SF/yr	3,572 - 38,844 SF
117	\$8.40 SF/yr	\$9.45 SF/yr	3,325 - 38,844 SF
121	\$8.95 SF/yr	\$9.85 SF/yr	2,917 - 38,844 SF
123	\$8.95 SF/yr	\$9.85 SF/yr	3,072 - 38,844 SF
125	\$8.95 SF/yr	\$9.85 SF/yr	3,339 - 38,844 SF

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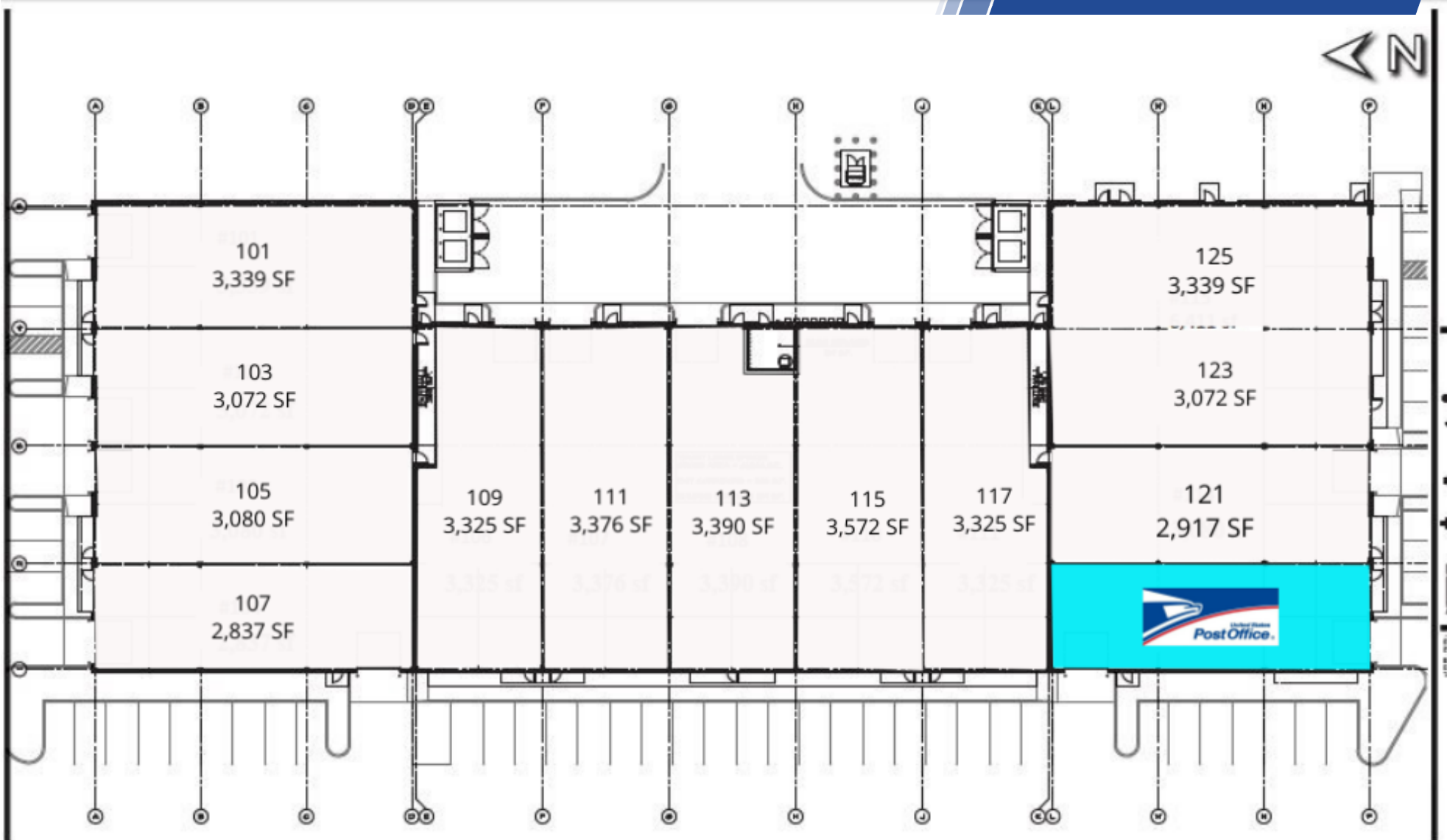
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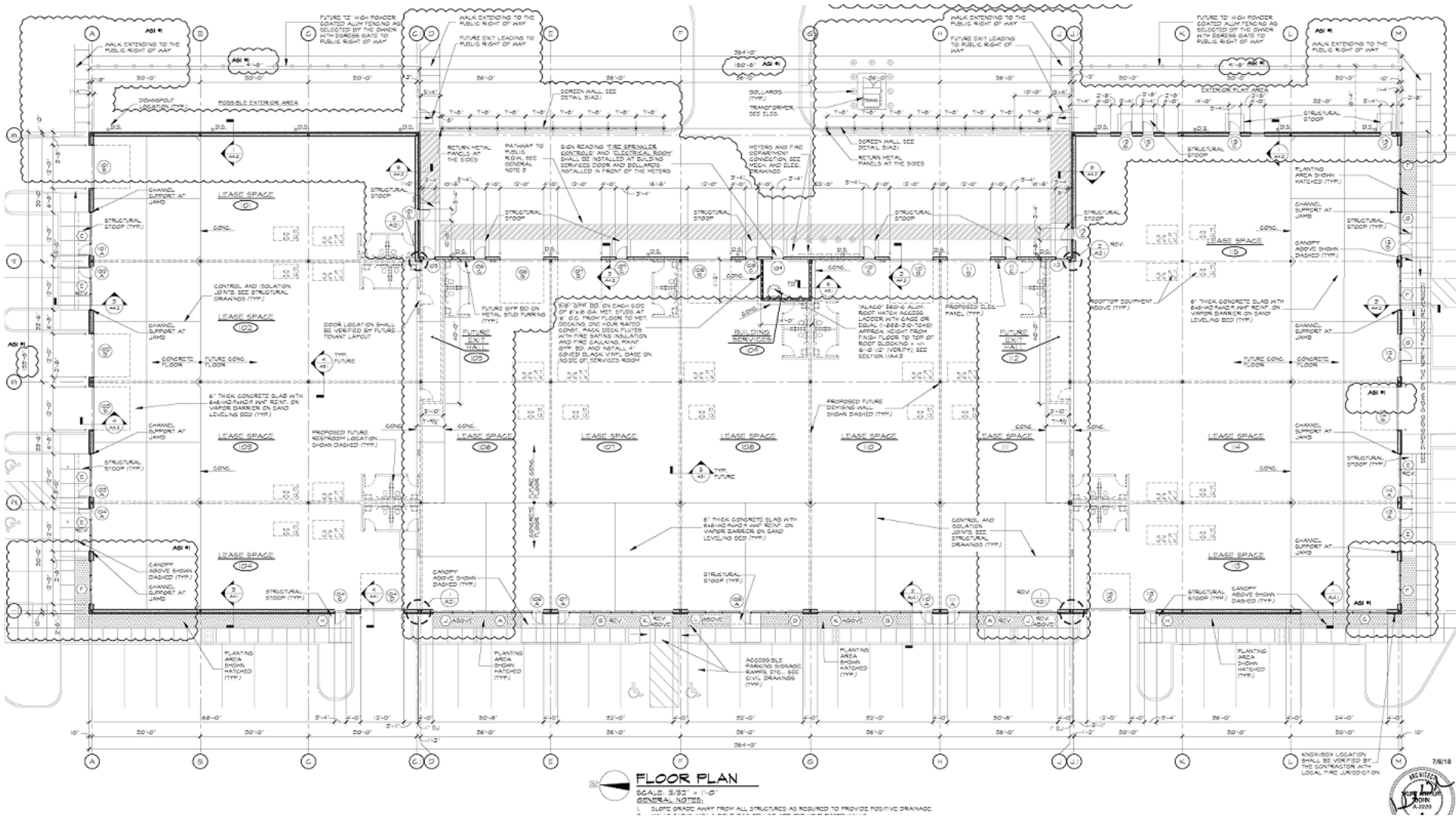
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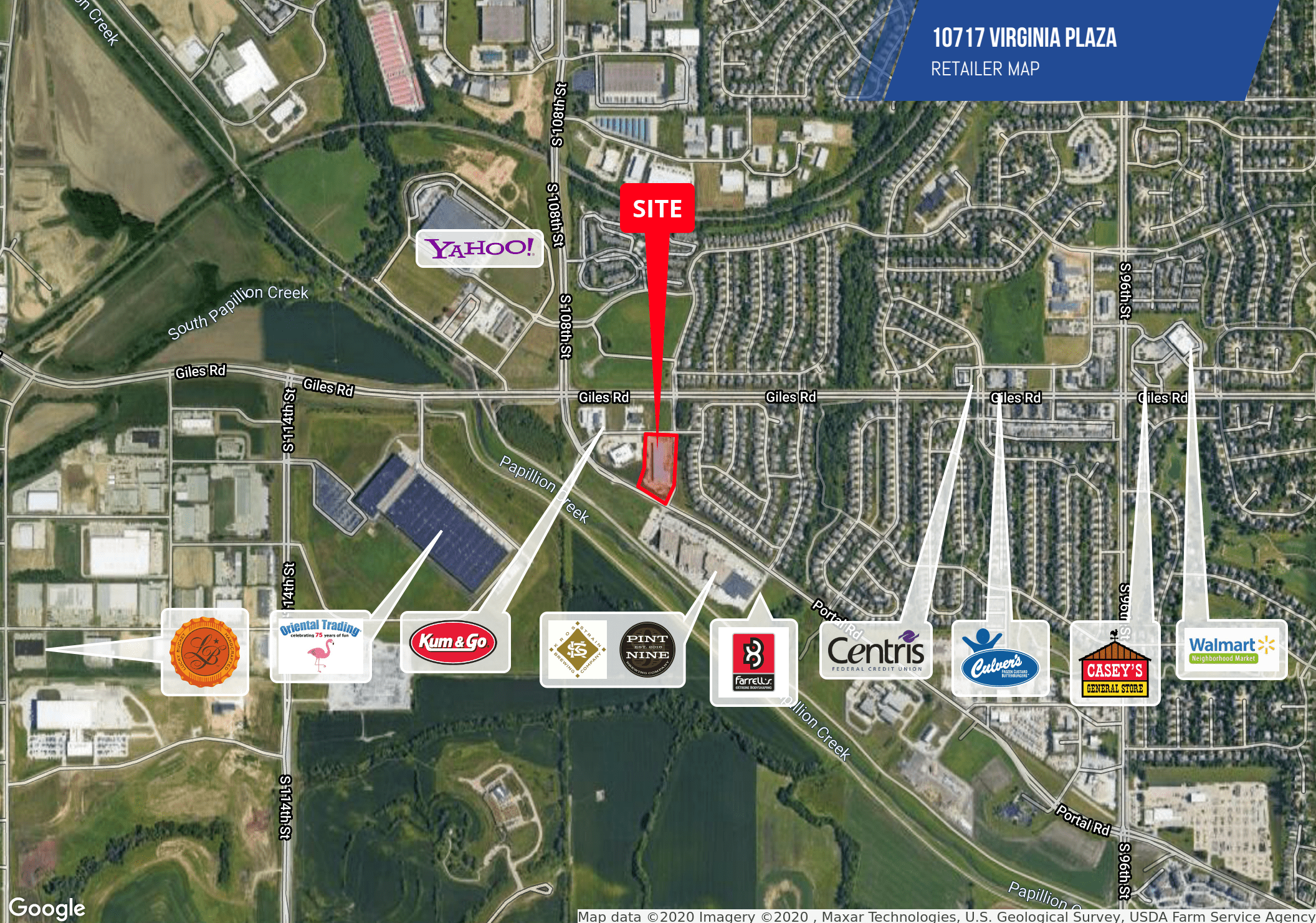
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10717 VIRGINIA PLAZA
RETAILER MAP





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