

SPORTS PLAZA

100 - 4,000 SF | \$10.50 SF/YR NNN

4223-4229 SOUTH 120TH STREET, OMAHA, NE 68137



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BUILDING INFORMATION

Building Size	97,060 SF
Min Divisible	100 SF
Max Contiguous	4,000 SF
Minimum Ceiling Height	14 ft
Number Of Floors	1
Year Built	1991

PARKING & TRANSPORTATION

Parking Description	Ample Surface Parking
Parking Type	Surface
Traffic Count	35,198 - 120th & I Street

SITE INFORMATION

Cross-Streets	120th & I Street
County	Douglas
Zoning	GI-FP
Lot Size	11.99 Acres

PROPERTY HIGHLIGHTS

- East of Sam's Club, Wal-Mart, Home Depot and "L" Street Market Place, including Target, and many more at 120th and L
- Shopping Center enjoys very stable co-tenancy. The majority of tenants have been in the center 10+ years
- Direct access to Interstate 80 via I Street or L Street

OFFERING SUMMARY

LEASE RATE	\$10.50 SF/YR NNN
Est. Op. Exp.	\$3.38 SF/YR
Available SF	100 - 4,000 SF
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,772	76,392	211,571
Average Age	38.9	38.1	36.4
HOUSEHOLDS			
Total Households	3,230	32,069	88,207
People Per HH	2.4	2.4	2.4
Average HH Income	\$66,638	\$77,692	\$80,605
Average HH Value	\$135,315	\$177,694	\$188,521

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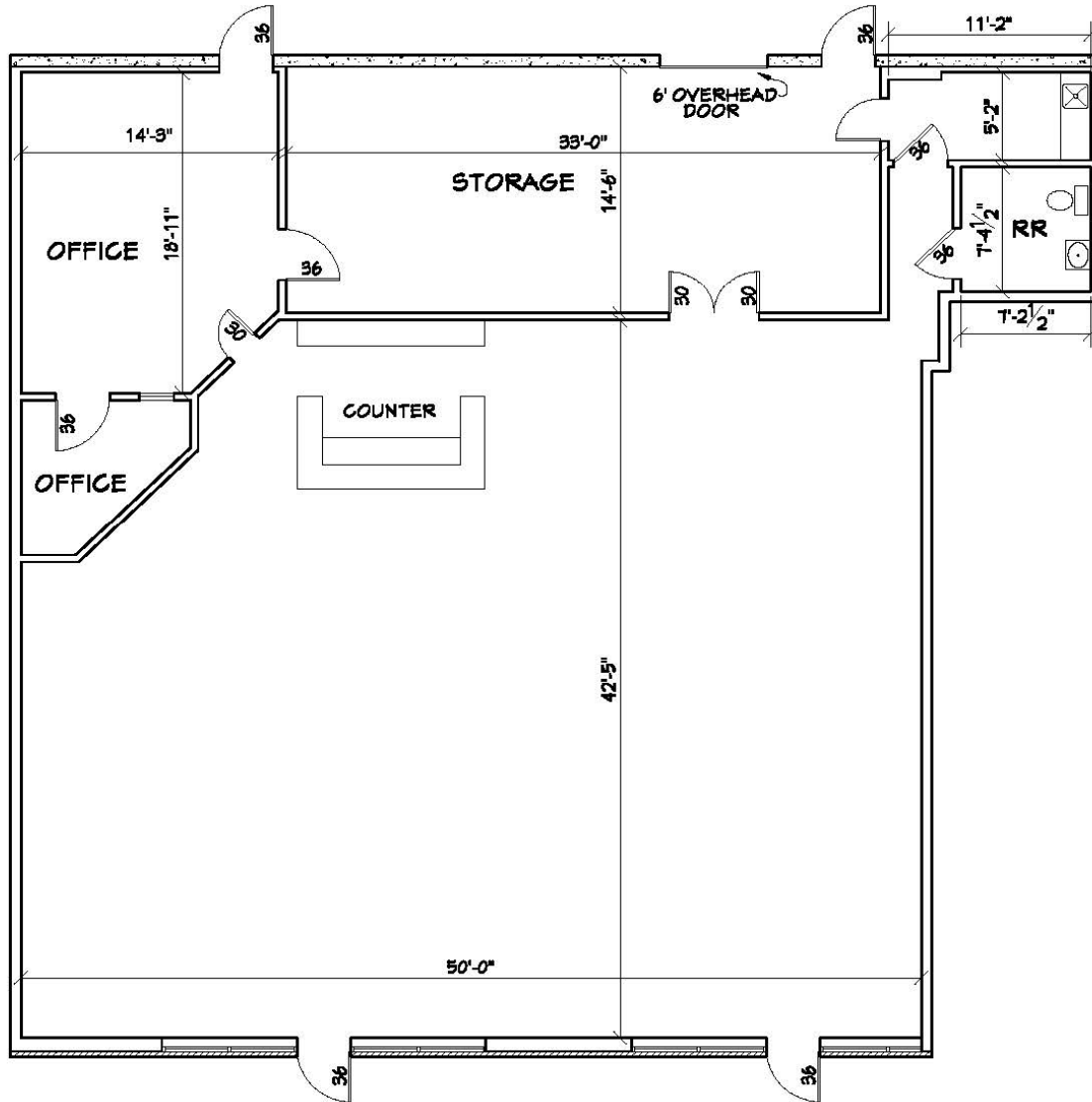
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SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
4213	3,216 SF	\$10.50 SF/yr (NNN)	\$3.38	\$3,719.84
4307	4,000 SF	\$10.50 SF/yr (NNN)	\$3.38	\$4,626.67
KIOSK Space	100 SF	\$600 per month (NNN)	\$3.38	\$5,028.17



AVAILABLE SPACES

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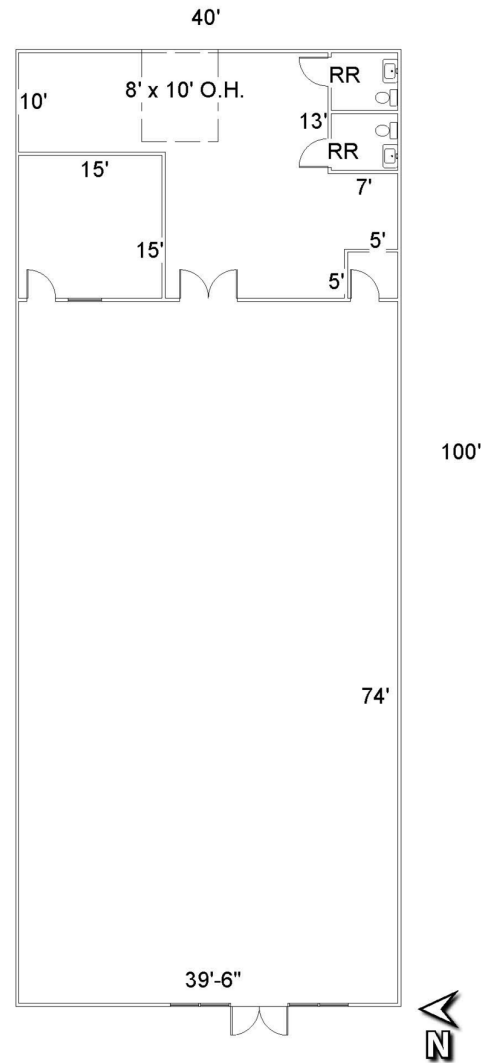
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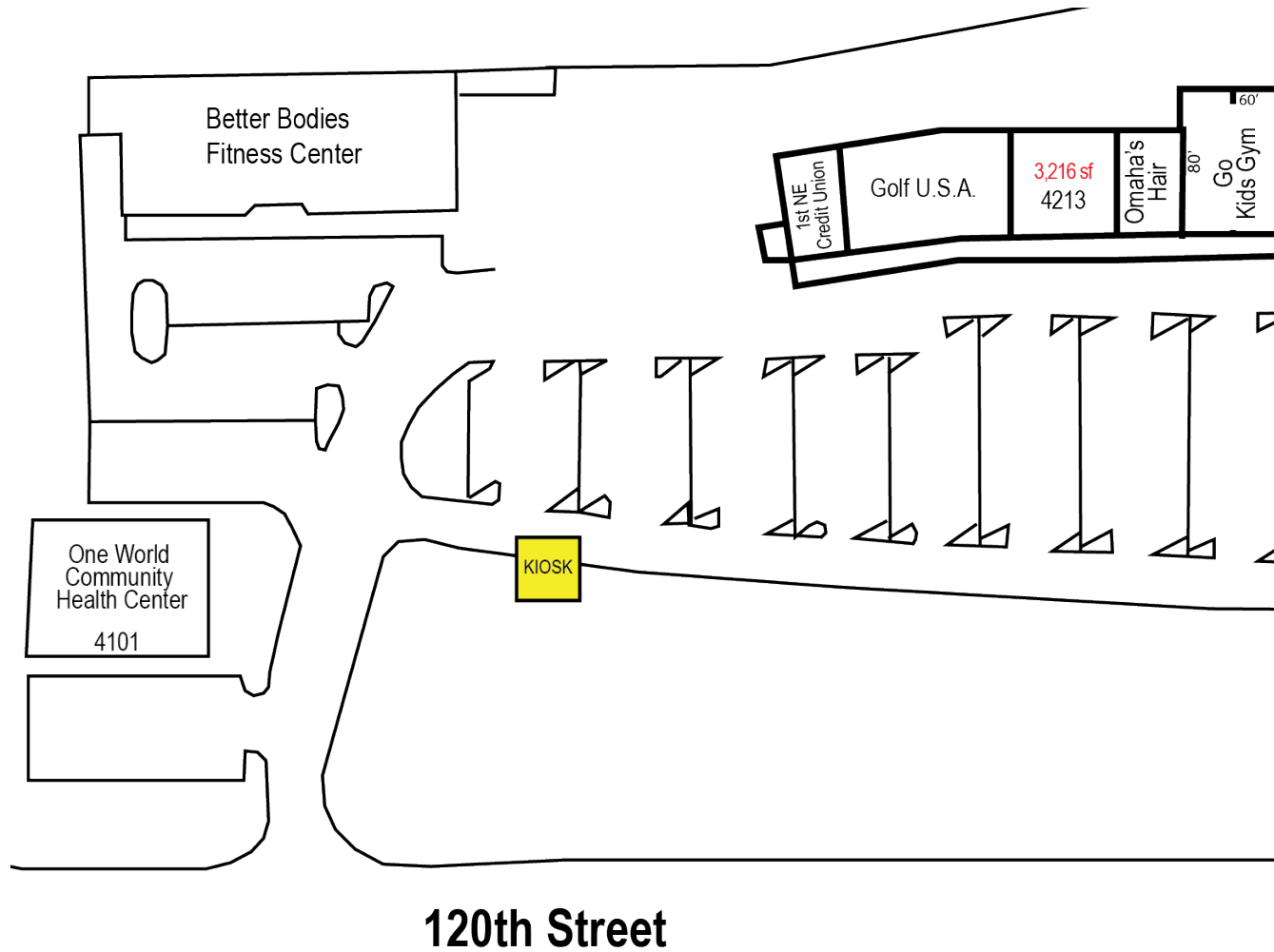
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CLOSE VIEW AERIAL



I St
Google

I St

I St

I St

I St

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

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RETAILER MAP



SITE

29,300 vpd

84,750 vpd

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