

CANFIELD PLAZA

5,100 SF | \$10.00 SF/YR (NNN)

8445 WEST CENTER ROAD, OMAHA, NE 68124



**INVESTORS
REALTY INC.**

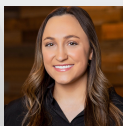
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OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/YR NNN
Est. Op. Exp.	\$4.64 SF/YR
Available SF:	5,100 SF
Building Size:	82,024 SF
Property Type:	Retail

PROPERTY OVERVIEW

Located at the southwest intersection of 84th & W Center Rd

PROPERTY HIGHLIGHTS

- Excellent opportunity for retail space in a center surrounded by office, medical, retail, and residential
- Easy access to the interstate
- Visibility to West Center Road and monument signage available
- Surrounded by great demographics
- Anchored by Play It Again Sports, Blue Moon Fitness, Goodwill, and USPS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,126	81,004	279,848
Average Age	39.6	37.8	36.5
HOUSEHOLDS			
Total Households	3,810	37,982	125,541
People Per HH	2.1	2.1	2.2
Average HH Income	\$103,886	\$85,407	\$76,642
Average HH Value	\$235,493	\$188,961	\$167,612

AVAILABLE SPACES

SPACE	SIZE (SF)	EST. TOTAL / MO.
8445 W Center Rd.	5,100	\$6,222.00

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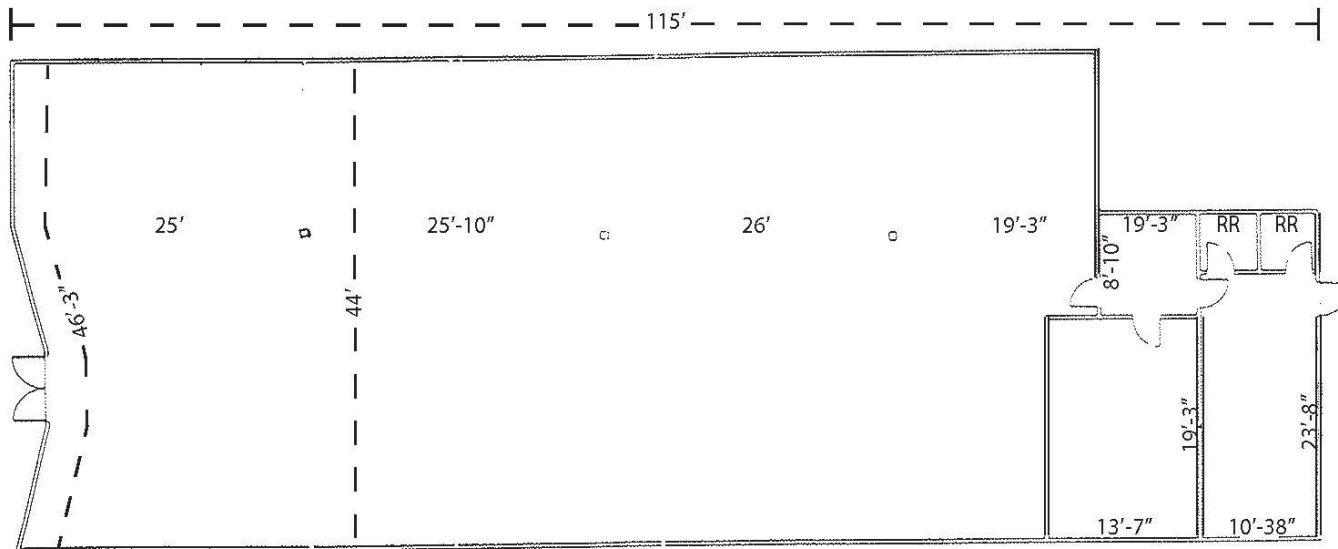
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Canfield Plaza 8445 West Center Road Floor Plan

8445 WEST CENTER ROAD
AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
8445 W Center Rd.	5,100 SF	\$10.00 (NNN)	\$4.64	\$6,222.00

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SITE PLAN



AVAILABLE

China Garden

BBQ Hot-Pot

RTG On Center

Dream City
Church
Omaha

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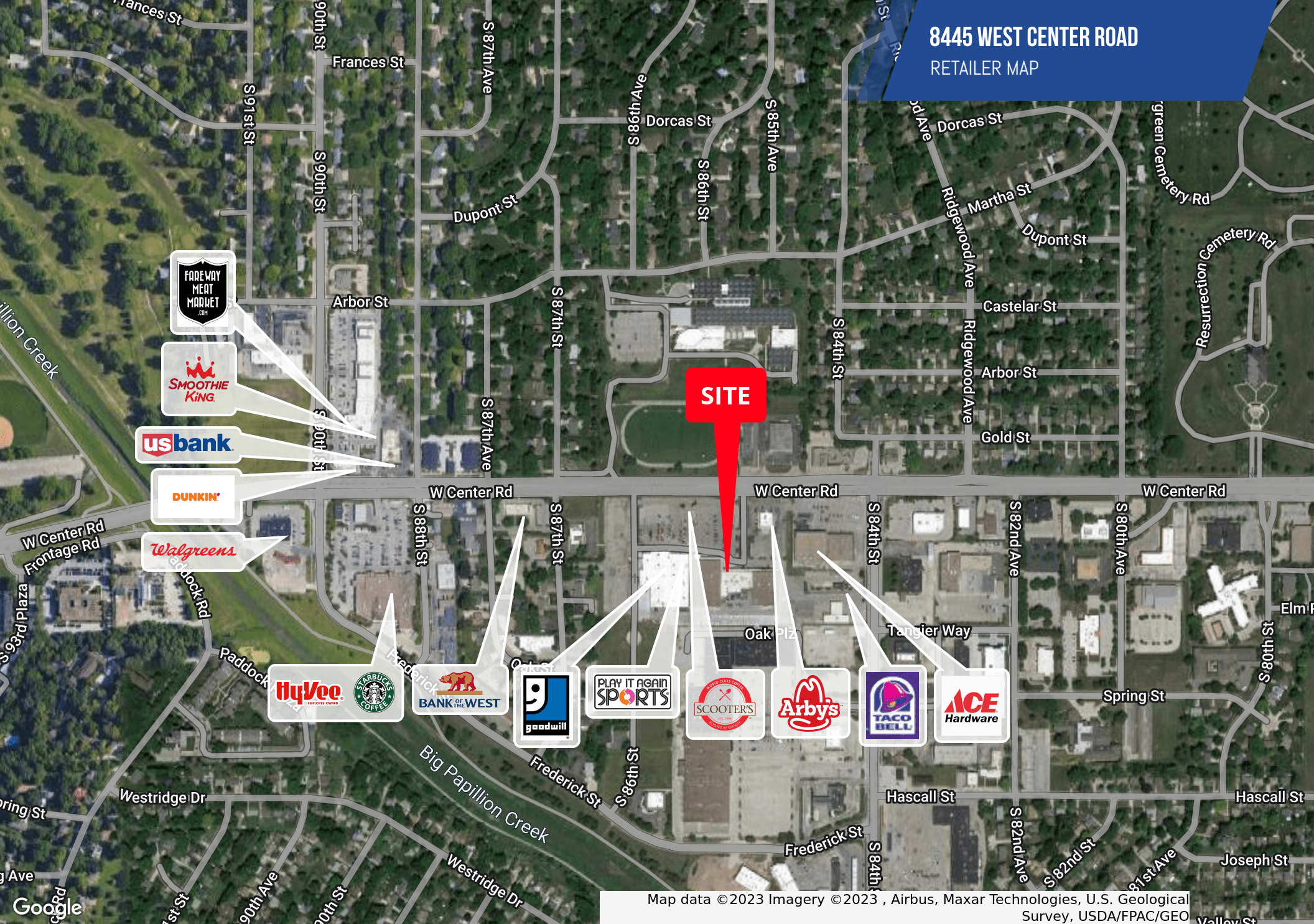
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RETAILER MAP



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ADDITIONAL PHOTOS



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