

CHERRY HILLS

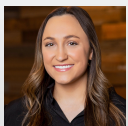
609 - 3,214 SF | \$10.95 - 12.50 SF/YR (NNN)

I-680 & BLAIR HIGH ROAD, OMAHA, NE 68122



**INVESTORS
REALTY INC.**

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I-680 & BLAIR HIGH ROAD

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$10.95 - 12.50 SF/YR NNN
Est. Op. Exp.	\$8.63 SF/YR
Available SF:	609 - 3,214 SF
Building Size:	49,468 SF
Property Type:	Retail
Year Built:	2004
Zoning:	CC
Parking	260 spaces (surface)

PROPERTY OVERVIEW

Retail and office space for lease

PROPERTY HIGHLIGHTS

- Variety of square footage options available
- Join Legends, Ideal Eye Care, Backstage Dance, and other long-term tenants
- Easily accessible via Hwy 133 and I-680
- Tremendous growth in residential homes in immediate area

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,786	47,648	154,279
Average Age	35.3	36.3	35.8
HOUSEHOLDS			
Total Households	1,701	19,357	66,691
People Per HH	2.8	2.5	2.3
Average HH Income	\$82,345	\$70,987	\$70,160
Average HH Value	\$160,987	\$154,688	\$147,843

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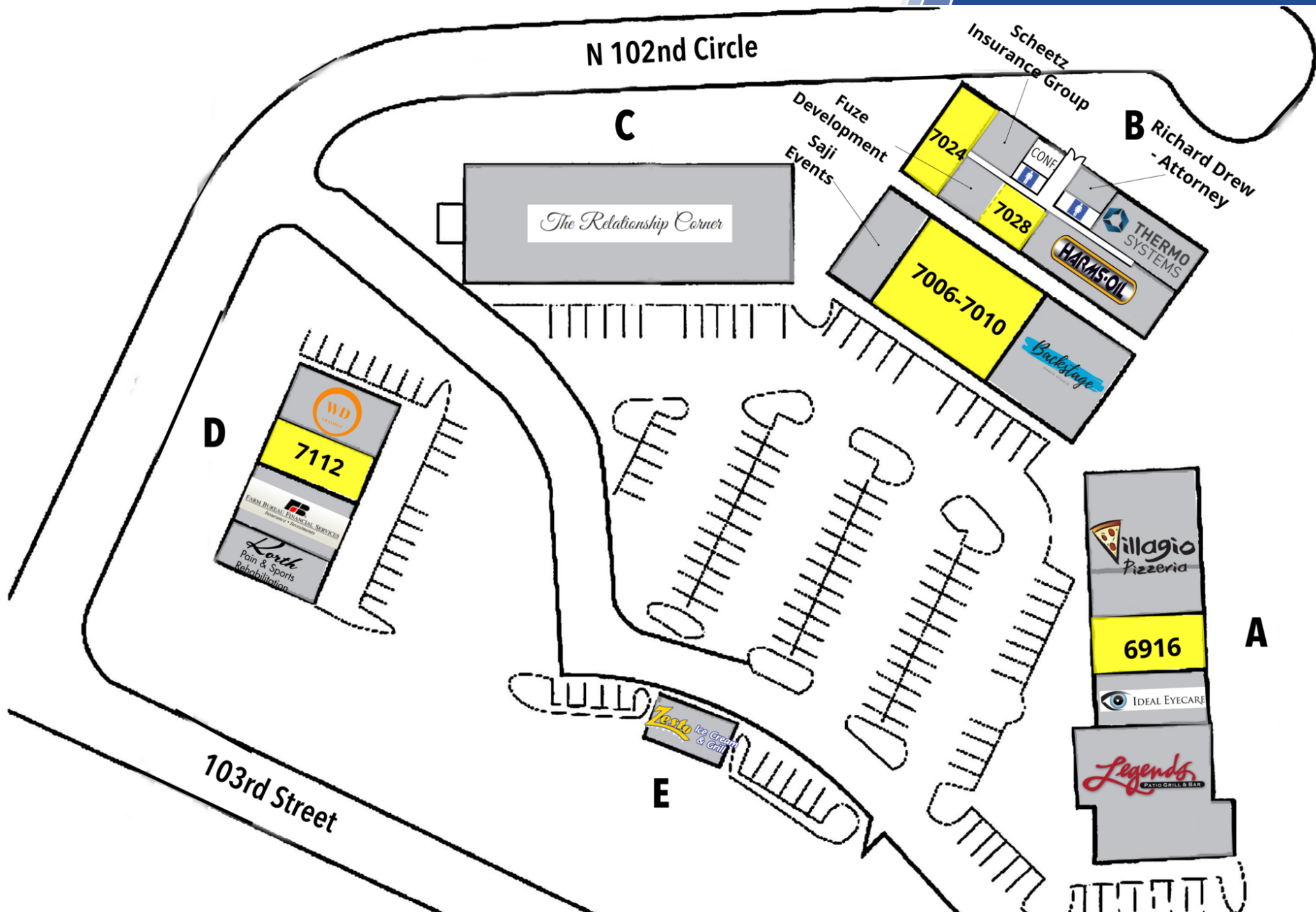
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SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
6916	1,180 SF	\$12.50 SF/yr (NNN)	\$8.63	\$2,077.78
7006-7010	3,214 SF	\$12.50 SF/yr (NNN)	\$8.63	\$5,659.32
7024	1,500 SF	\$10.95 SF/yr (NNN)	\$8.63	\$2,447.50
7028	609 SF	\$10.95 SF/yr (NNN)	\$8.63	\$993.69
7112	1,800 SF	\$12.50 SF/yr (NNN)	\$8.63	\$3,169.50

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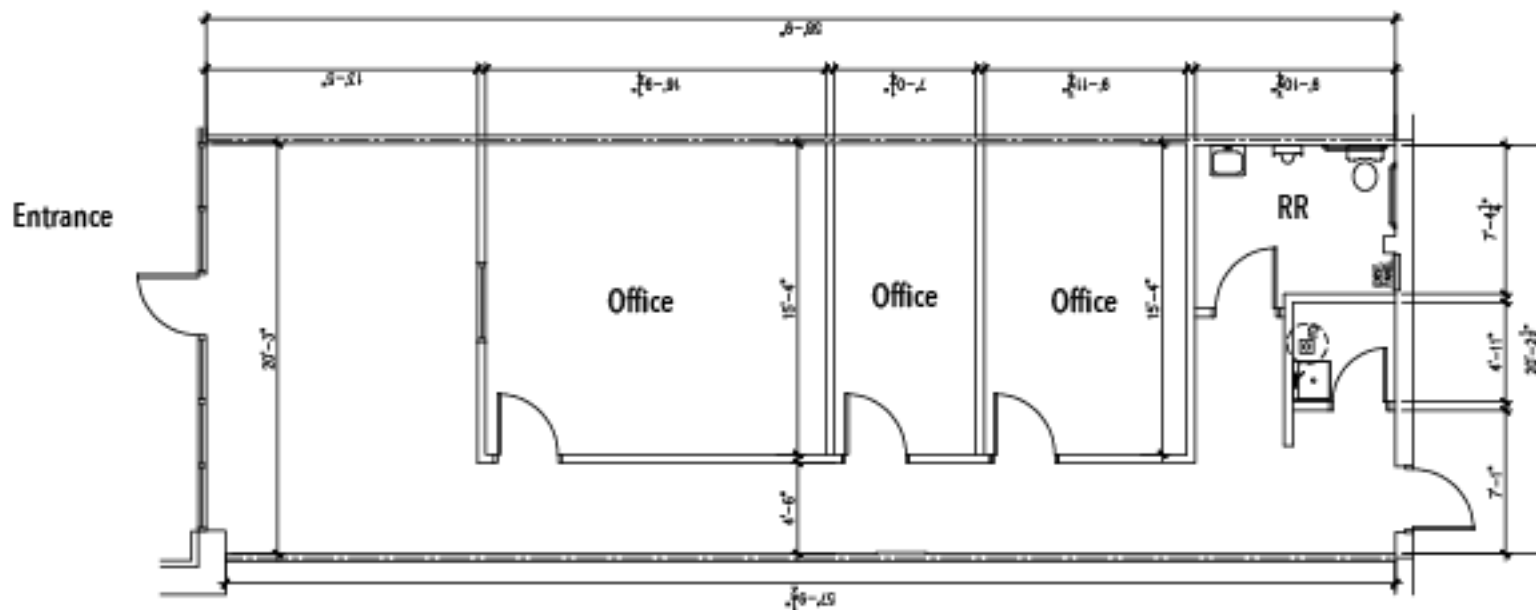
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6916 Floor Plan

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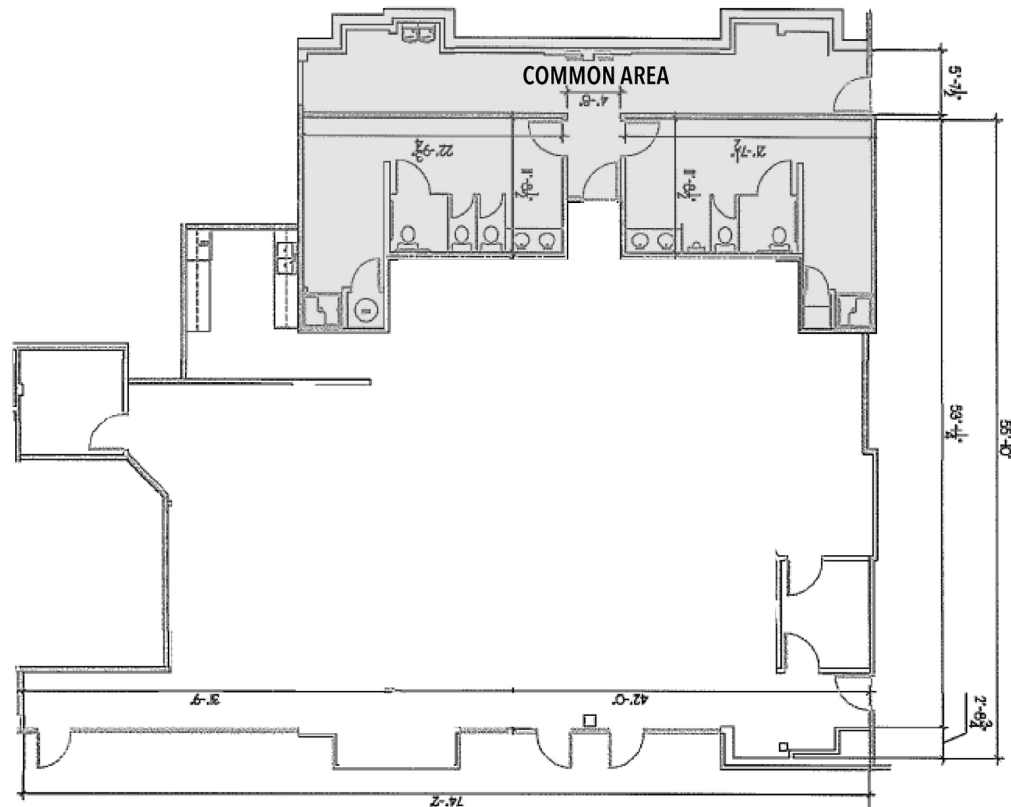
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SUITES 7006-7010



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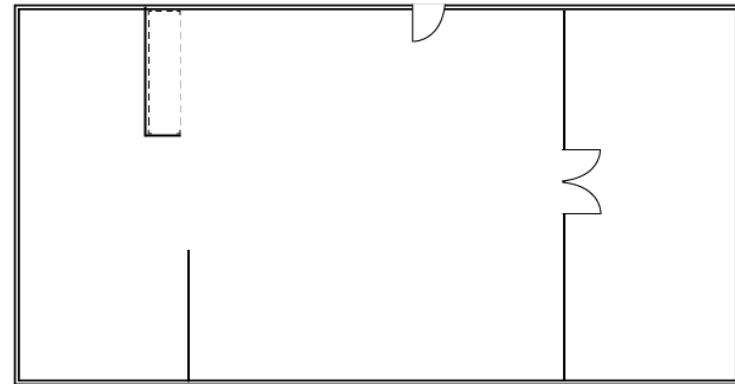
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I-680 & BLAIR HIGH ROAD

SUITE 7024



Not to Scale



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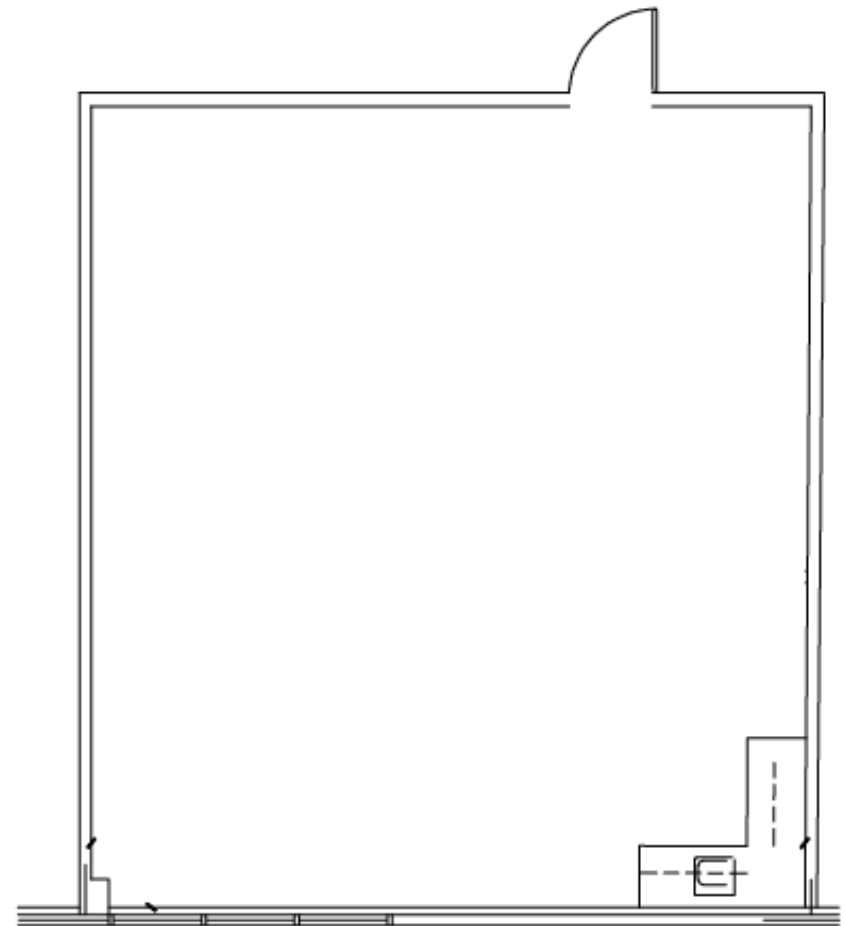
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SUITE 7028



#7028

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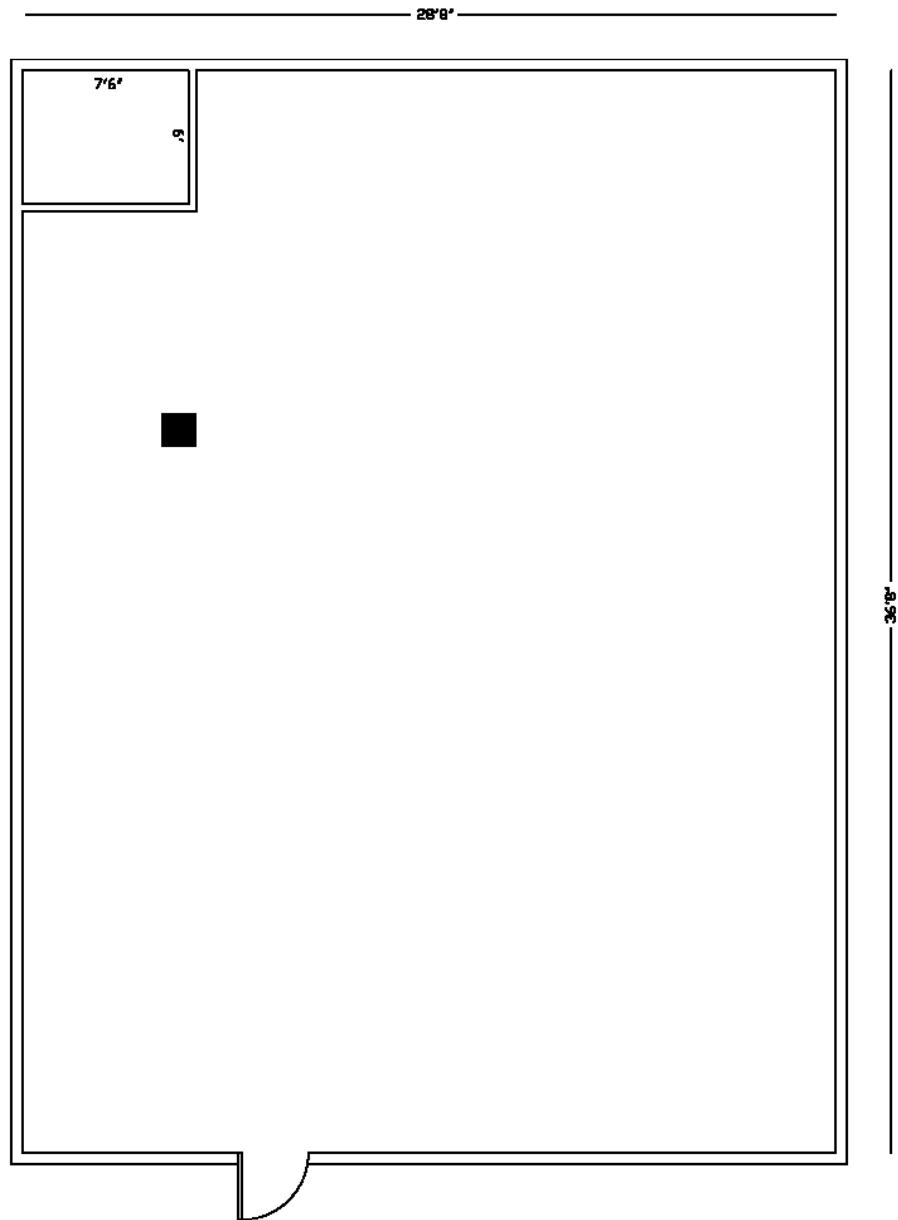
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I-680 & BLAIR HIGH ROAD
SUITE 7112



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I-680 & BLAIR HIGH ROAD
SHOPPING CENTER PHOTOS



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AREA DEVELOPMENT AERIAL



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RETAILER MAP



Map data ©2023 Google Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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