

# CORNHUSKER PLAZA

2,250 SF | \$24.00 SF/YR (NNN)

9910 S 71ST PLAZA, PAPILLION, NE 68133



**INVESTORS  
REALTY INC.**

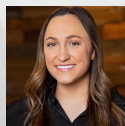
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## PROPERTY INFORMATION



# CORNHUSKER PLAZA

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## BUILDING INFORMATION

Building Size	8,478 SF
Min Divisible	2,250 SF
Max Contiguous	2,250 SF
Number Of Floors	1
Year Built	2012

## PARKING & TRANSPORTATION

Number Of Spaces	42
Parking Type	Surface

## SITE INFORMATION

Cross-Streets	72nd & Cornhusker
County	Sarpy
Zoning	MU
Location Description	End cap space located on the corner of 72nd & Cornhusker

## PROPERTY HIGHLIGHTS

- End cap space with tons of natural light
- Tenant improvement allowance available
- Excellent visibility at the corner of 72nd & Cornhusker Road
- Join Dunkin, Eye Specialist, and Fixations Eye Wear
- Shadow anchored by Sam's Club, Hobby Lobby, Walgreens, and many national small shop retailers

## OFFERING SUMMARY

LEASE RATE	\$24.00 SF/YR NNN
Est. Op. Exp.	SF/YR
Available SF	2,250 SF
Property Type	Retail

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,639	60,577	149,083
Average Age	38.1	34.6	34.2
HOUSEHOLDS			
Total Households	2,625	22,621	57,814
People Per HH	2.9	2.7	2.6
Average HH Income	\$92,143	\$76,811	\$69,739
Average HH Value	\$195,447	\$191,441	\$172,271

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
104	2,250 SF	\$24.00 SF/yr (NNN)		\$4,500.00

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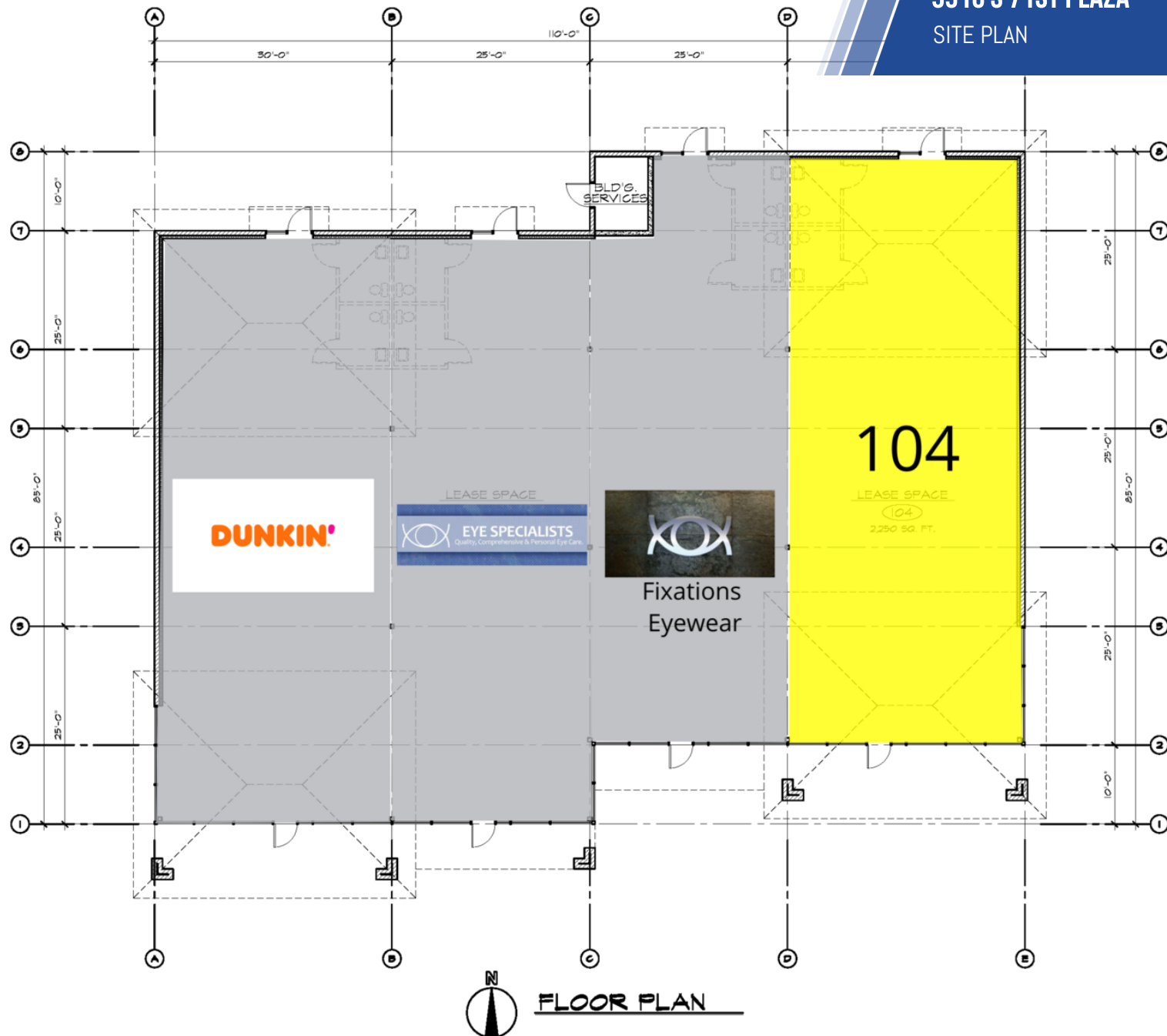
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9910 S 71ST PLAZA

SITE MAP

Cornhusker Road

DUNKIN'

104

CASEY'S  
GENERAL STORE

DISCOUNT  
TIRE

brakes plus

72nd Street

Map  
data  
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**9910 S 71ST PLAZA**  
RETAILER MAP

**SITE**

Map showing the proposed retail site (9910 S 71st Plaza) and surrounding businesses. The site is highlighted with a red square and a red arrow pointing to it. Surrounding businesses include:

- SCOOTER'S
- CHIPOTLE MEXICAN GRILL
- Pinnacle Bank
- HOBBY LOBBY
- Walgreens
- Sam's CLUB
- DUNKIN'
- DISCOUNT TIRE
- brakes plus

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