

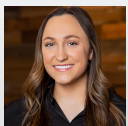
FREDERICK PLAZA

3,300 SF | \$12.00 SF/YR (NNN)

8505 FREDERICK STREET, OMAHA, NE 68124



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FREDERICK PLAZA

8505 FREDERICK STREET, OMAHA, NE 68124

BUILDING INFORMATION

Building Size	22,556 SF
Minimum Ceiling Height	9 ft
Number Of Floors	1
Year Built	1976
Year Last Renovated	2010

PARKING & TRANSPORTATION

Parking Description	Front door parking
Parking Ratio	4.0
Parking Type	Surface

PROPERTY OVERVIEW

Excellent central location with easy access to I-80 and West Center Rd.

SITE INFORMATION

County	Douglas
Zoning	CC-FF-MCC
Location Description	Located just South of Center off 84th Street with easy interstate access.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,468	81,473	275,281
Average Age	38.8	37.7	36.6
HOUSEHOLDS			
Total Households	3,591	38,101	123,397
People Per HH	2.1	2.1	2.2
Average HH Income	\$94,560	\$84,861	\$76,841
Average HH Value	\$214,033	\$187,102	\$167,710

OFFERING SUMMARY

LEASE RATE	\$12.00
Est. Op. Exp.	\$5.40 SF/YR
Available SF	3,300 SF
Property Type	Retail

PROPERTY HIGHLIGHTS

Centrally located with easy access off of I-80 & West Center Rd

Great retail location surrounded by dense residential population

Visibility from 84th St.

End cap space

Exclusive monument and building signage available

Tons of natural light

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
8505	3,300 SF	\$12.00 SF/yr (NNN)	\$5.40	\$4,785.00

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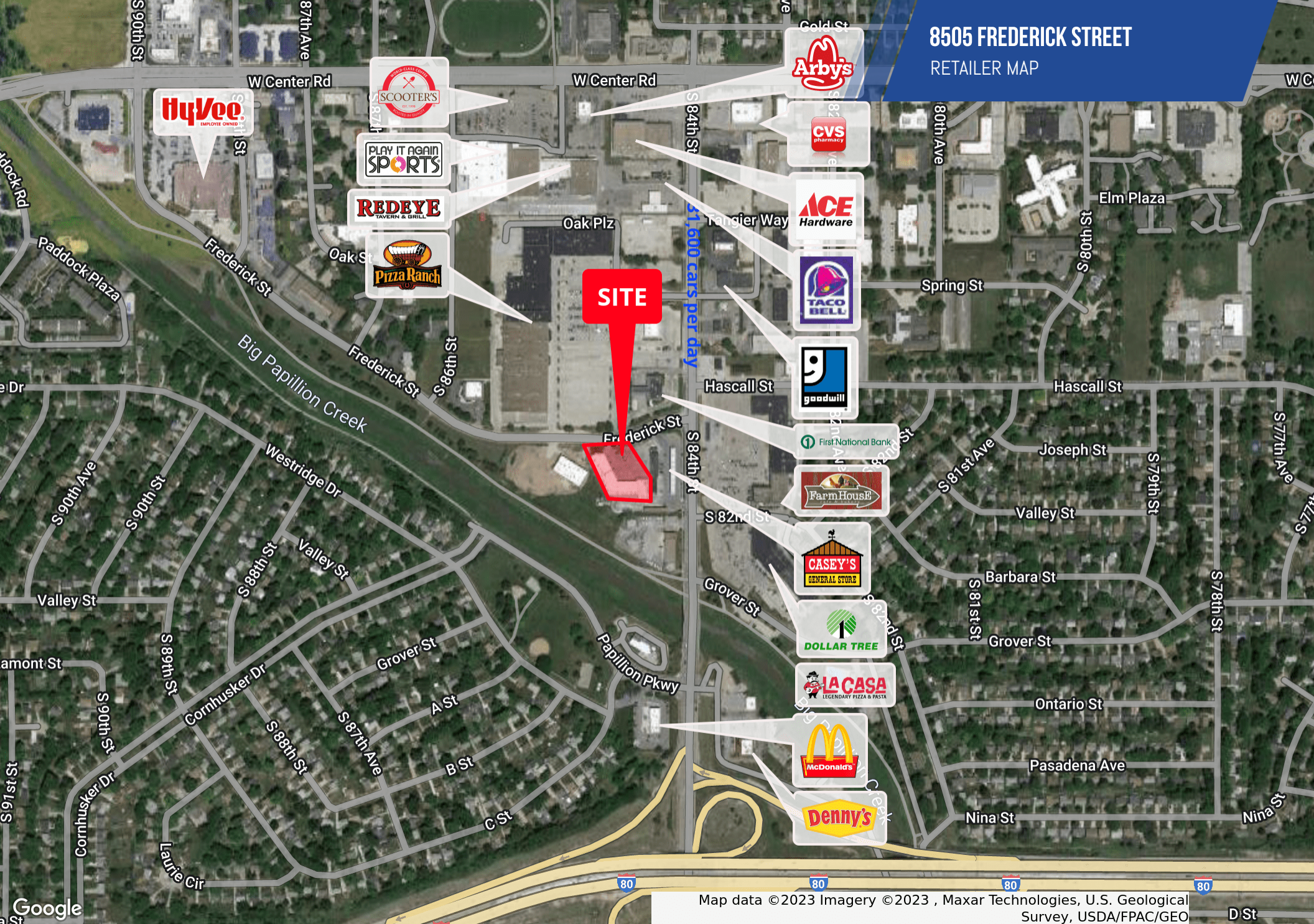
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8505 FREDERICK STREET

RETAILER MAP



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