

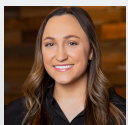
# HILLSBOROUGH PLAZA

2,722 SF | \$16.00 SF/YR (NNN)

13808 W MAPLE ROAD, OMAHA, NE 68164



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**MOLLY KUEHL**

402.778.7532

[mkuehl@investorsomaha.com](mailto:mkuehl@investorsomaha.com)



**BRIAN KUEHL**

402.778.7537

[bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)



**BRIAN FARRELL**

402.778.7531

[bfarrell@investorsomaha.com](mailto:bfarrell@investorsomaha.com)





## OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/YR NNN
Est. Op. Exp.	\$6.36 SF/YR
Available SF:	2,722 SF
Building Size:	26,228 SF
Property Type:	Retail
Year Built:	1996
Zoning:	MU

## PROPERTY OVERVIEW

Retail building with West Maple Road visibility.

## PROPERTY HIGHLIGHTS

- Join Children's Physicians, Hillsborough Family Dentistry and more
- Direct visibility to 40,000+ cars per day on West Maple Road
- Full movement signaled access to shopping center
- Surrounded by national and regional names
- Building provides a professional look for your business

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,978	90,451	193,012
Average Age	38	36.8	37.6
HOUSEHOLDS			
Total Households	5,054	37,456	81,201
People Per HH	2.6	2.4	2.4
Average HH Income	\$104,500	\$101,958	\$99,515
Average HH Value	\$218,597	\$212,617	\$219,414

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

BRIAN KUEHL

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BRIAN FARRELL

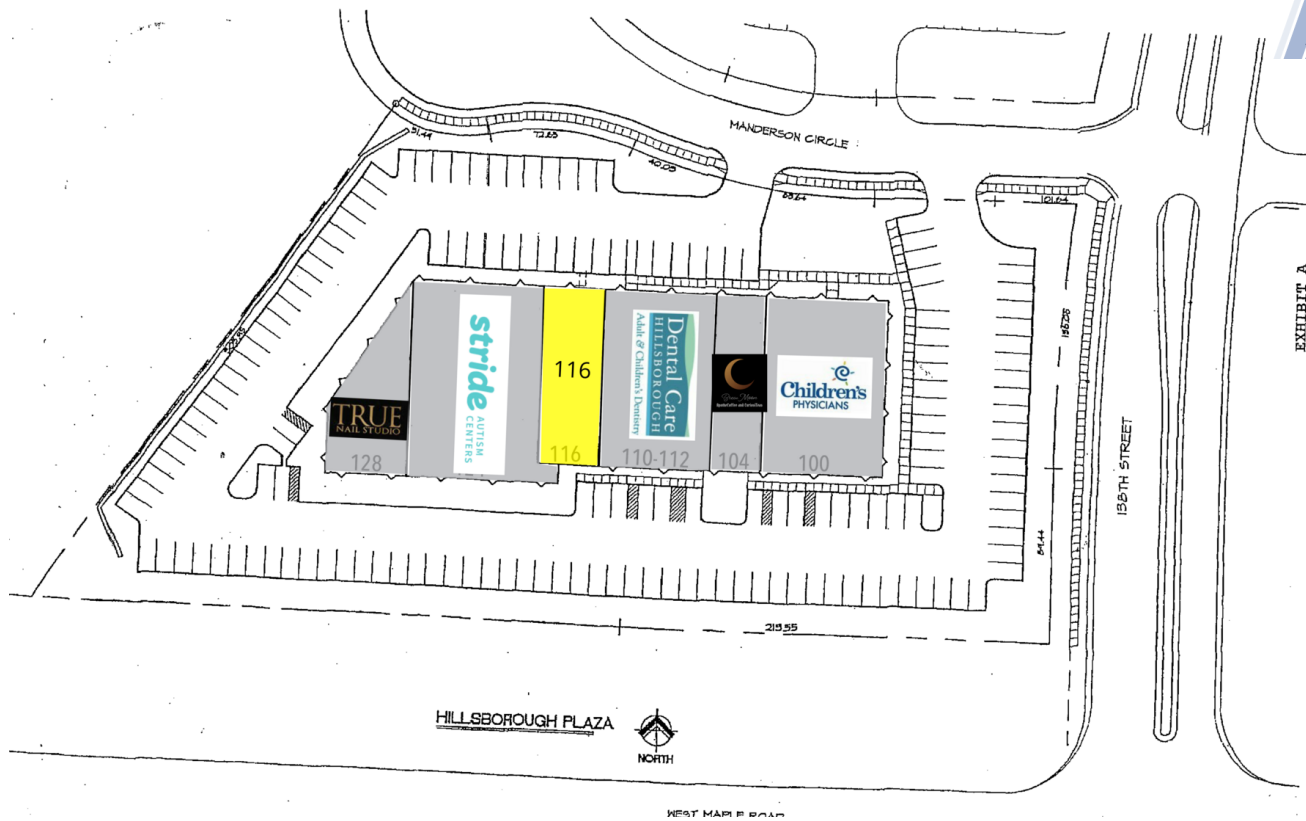
402.778.7531 | bfarrell@investorsomaha.com

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# 13808 W MAPLE ROAD

## AVAILABLE SPACES SUMMARY



### LEGEND



AVAILABLE

UNAVAILABLE

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
116	2,722 SF	\$16.00 SF/yr (NNN)	\$6.36	\$5,071.99

**MOLLY KUEHL**

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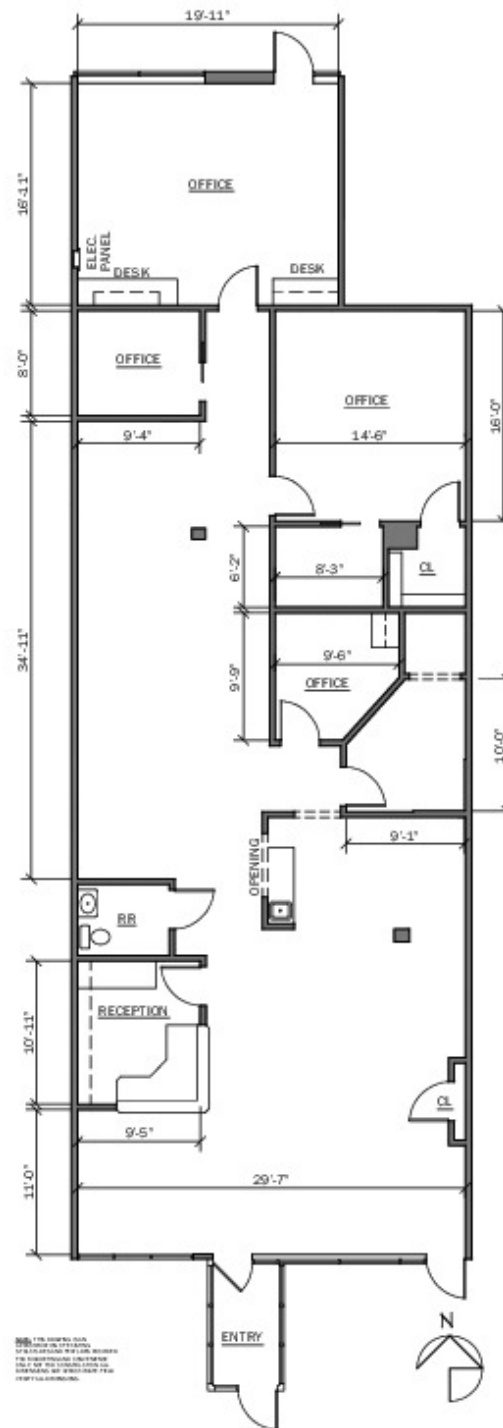
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13808 W MAPLE ROAD

SITE MAP

#116

138th Street

W. Maple Road

Map  
data  
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MOLLY KUEHL

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402.778.7537 | bkuehl@investorsomaha.com

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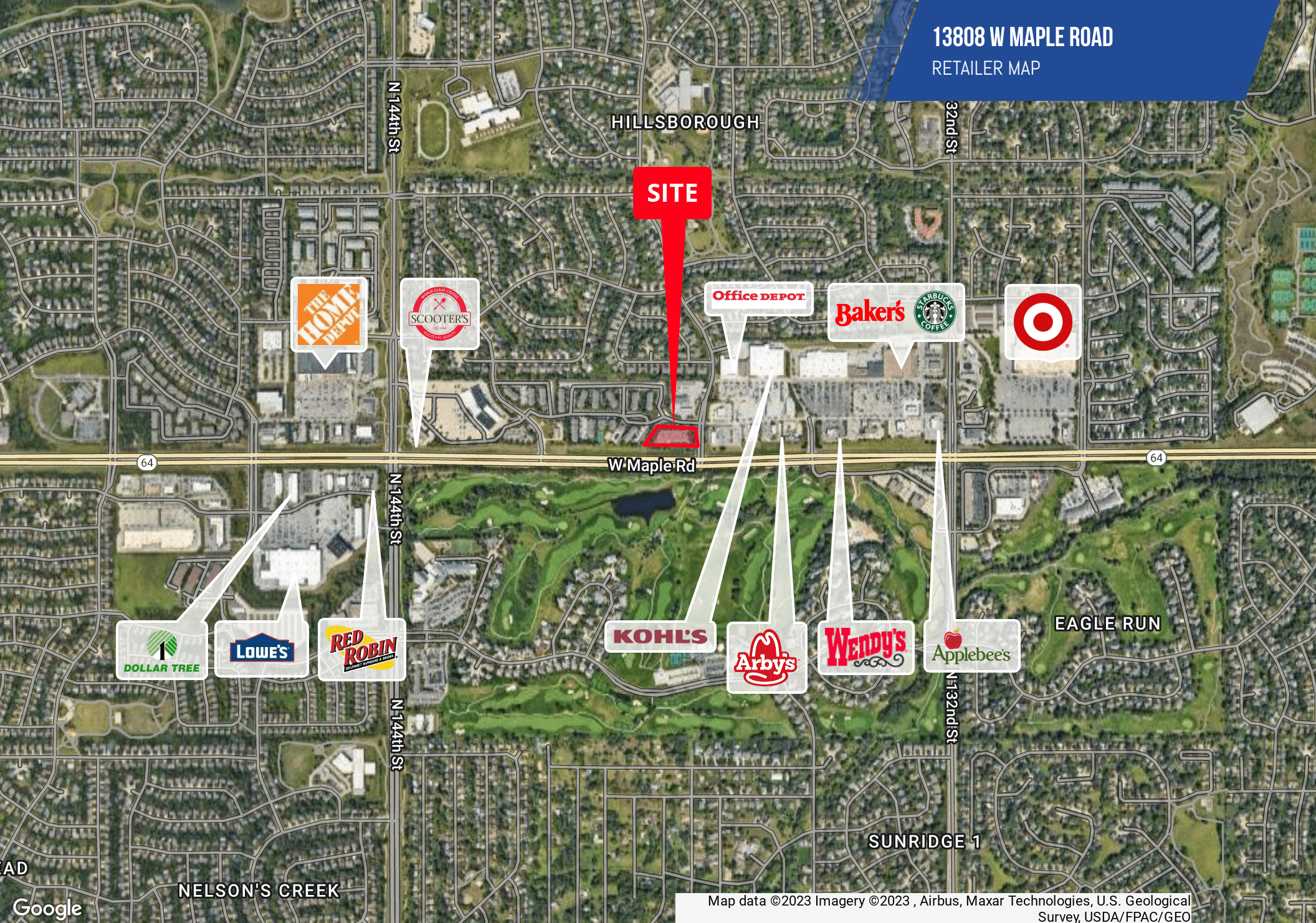
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**13808 W MAPLE ROAD**  
RETAILER MAP



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

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13808 W MAPLE ROAD  
ADDITIONAL PHOTOS



**MOLLY KUEHL**

402.778.7532 | [mkuehl@investorsomaha.com](mailto:mkuehl@investorsomaha.com)

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