

# MAPLE CREEK II

1,988 SF | CONTACT AGENT FOR PRICING (NNN)

16221 EVANS PLAZA, OMAHA, NE 68116



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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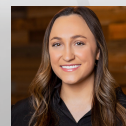
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## BUILDING INFORMATION

Building Size	8,120 SF
Min Divisible	1,988 SF
Max Contiguous	1,988 SF
Number Of Floors	1
Year Built	2010

## PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	47,150 156th & West Maple Road

## SITE INFORMATION

County	Douglas
Zoning	MU
Location Description	162nd & West Maple Road

## PROPERTY HIGHLIGHTS

- Former Physical Therapy space available
- Equipped with 4 treatment rooms, open gym space, reception desk, private office, and large waiting area
- Convenient West Omaha location

## OFFERING SUMMARY

<b>LEASE RATE</b>	<b>NEGOTIABLE</b>
Est. Op. Exp.	\$10.76 SF/YR
Available SF	1,988 SF
Property Type	Retail

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,776	62,546	135,205
Average Age	32.1	34.9	36.2
HOUSEHOLDS			
Total Households	3,388	22,138	50,248
People Per HH	2.9	2.8	2.7
Average HH Income	\$111,429	\$107,749	\$105,153
Average HH Value	\$262,596	\$230,939	\$238,499

## AVAILABLE SPACES

SPACE	SIZE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
3533-3537	1,988 SF	\$10.76	\$1,782.57	Contact agent for pricing

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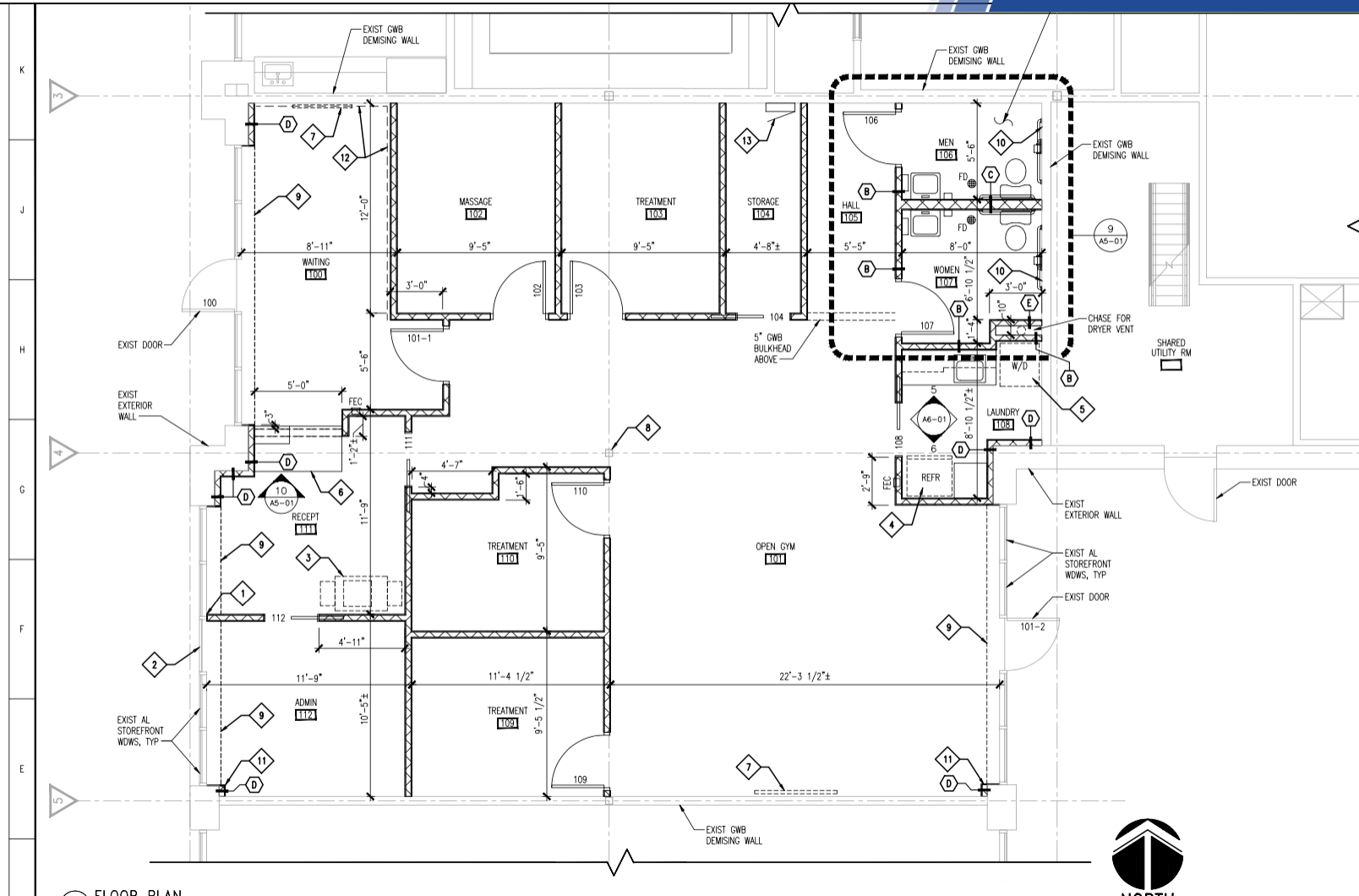
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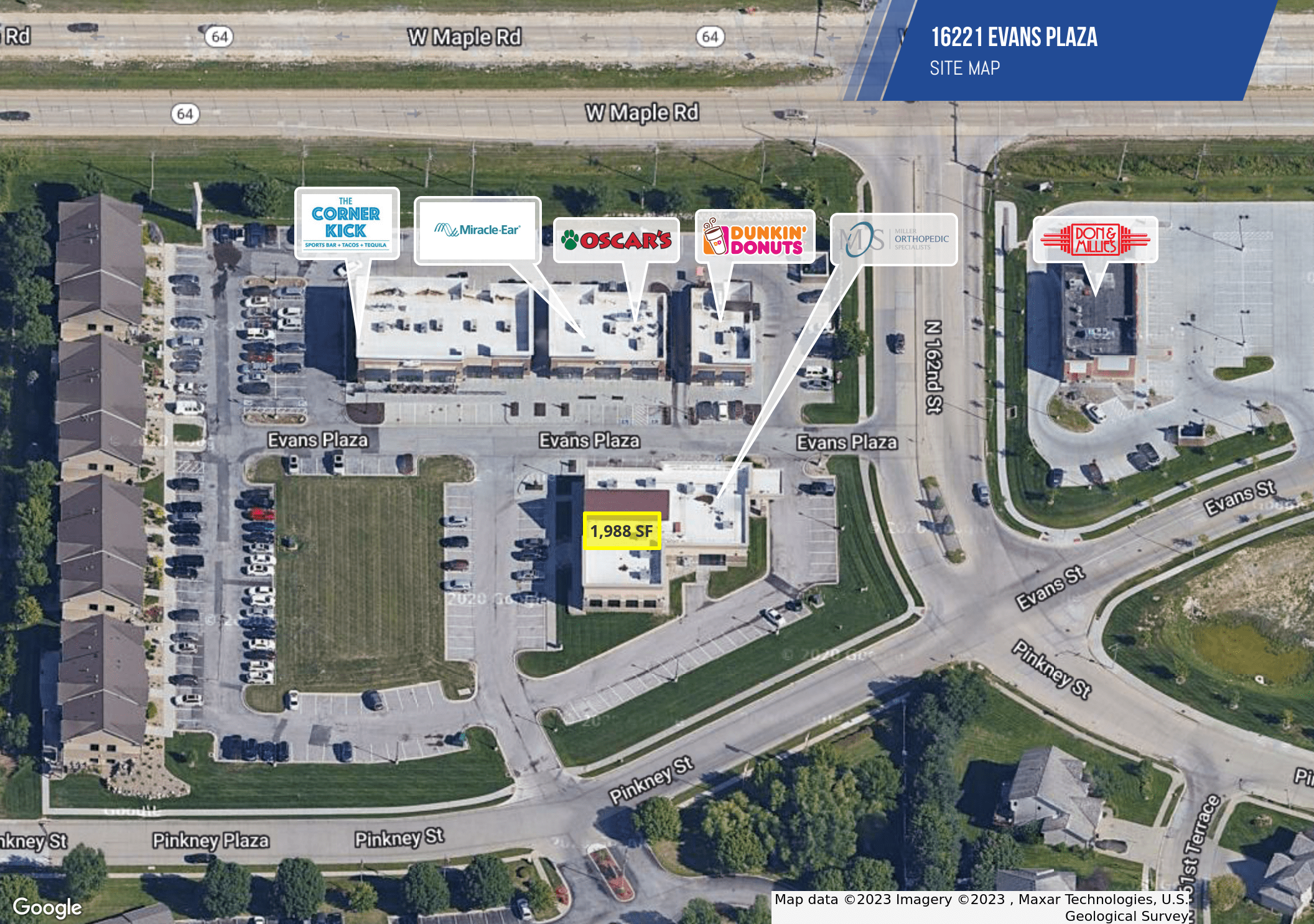
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16221 EVANS PLAZA  
SITE MAP

1,988 SF

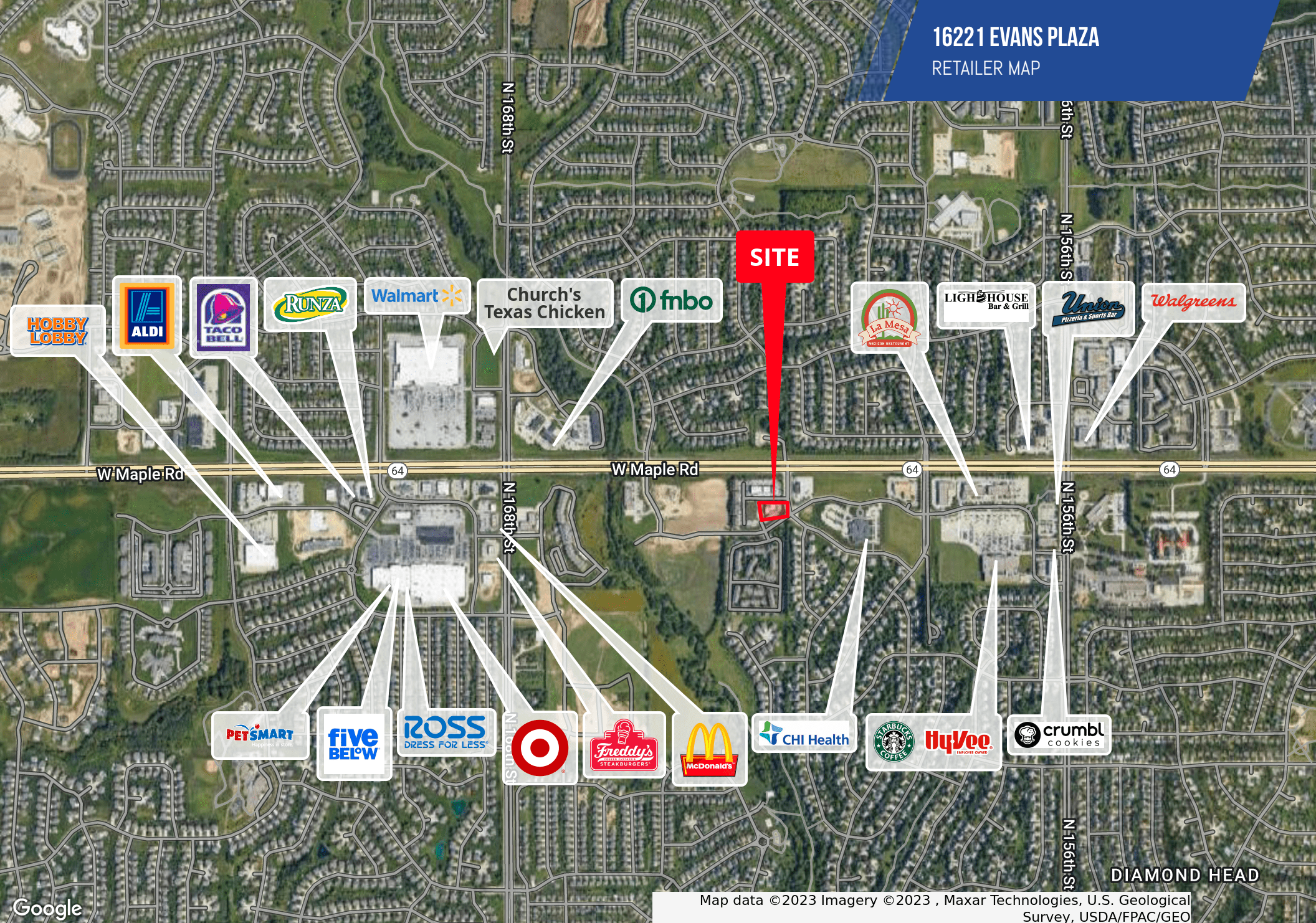
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## 16221 EVANS PLAZA

### RETAILER MAP



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