

PAPILLION PROFESSIONAL PARK

2,059 SF | \$15.95 SF/YR (NNN)

10791 S 72ND STREET, PAPILLION, NE 68046



**INVESTORS
REALTY INC.**

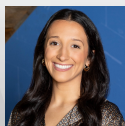
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OFFERING SUMMARY

LEASE RATE:	\$15.95 SF/YR NNN
Available SF:	2,059 SF
Building Size:	8,200 SF
Property Type:	Office Building
Year Built:	2007
Zoning:	Office

PROPERTY OVERVIEW

Join a professional park environment with neighboring tenants such as Omaha Police Federal Credit Union, Edward Jones, Beltone, Sherwin Williams, Imagine Orthodontics, Pediatric Therapy Center, Heartland Women's Care, and Restore Joint Health in Central Sarpy County.

PROPERTY HIGHLIGHTS

- Good mix of private offices and open space
- Minutes to Shadow Lake, Market Pointe, and Settlers Creek
- 10 minutes to Bellevue Medical Center and 3 minutes to Midlands Hospital
- Highly visible signage on 72nd Street

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PAPILLION PROFESSIONAL PARK

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BUILDING INFORMATION

Building Size	8,200 SF
Min Divisible	2,059 SF
Max Contiguous	2,059 SF
Number Of Floors	1
Year Built	2007
Construction Status	Existing

PARKING & TRANSPORTATION

Number Of Spaces	60
Parking Type	Surface
Traffic Count	33,400 - 72nd & Cornhusker (2021 EADT)

SITE INFORMATION

Cross-Streets	72nd & Halleck Street
County	Sarpy
Zoning	Office
Lot Size	4.3 Acres
Location Description	Central Sarpy location, excellent visibility to S 72nd Street, professional atmosphere, terrific 72nd Street exposure and access. Full access intersection for easy ingress and egress.

OFFERING SUMMARY

LEASE RATE	\$15.95 SF/YR NNN
Available SF	2,059 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,958	151,713	509,178
Average Age	38.6	35.7	36
HOUSEHOLDS			
Total Households	3,191	59,309	214,231
People Per HH	2.8	2.6	2.4
Average HH Income	\$98,145	\$83,814	\$81,175
Average HH Value	\$195,905	\$182,614	\$178,118

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Suite 101	2,059 SF	\$15.95 SF/yr (NNN)	\$4,023.63

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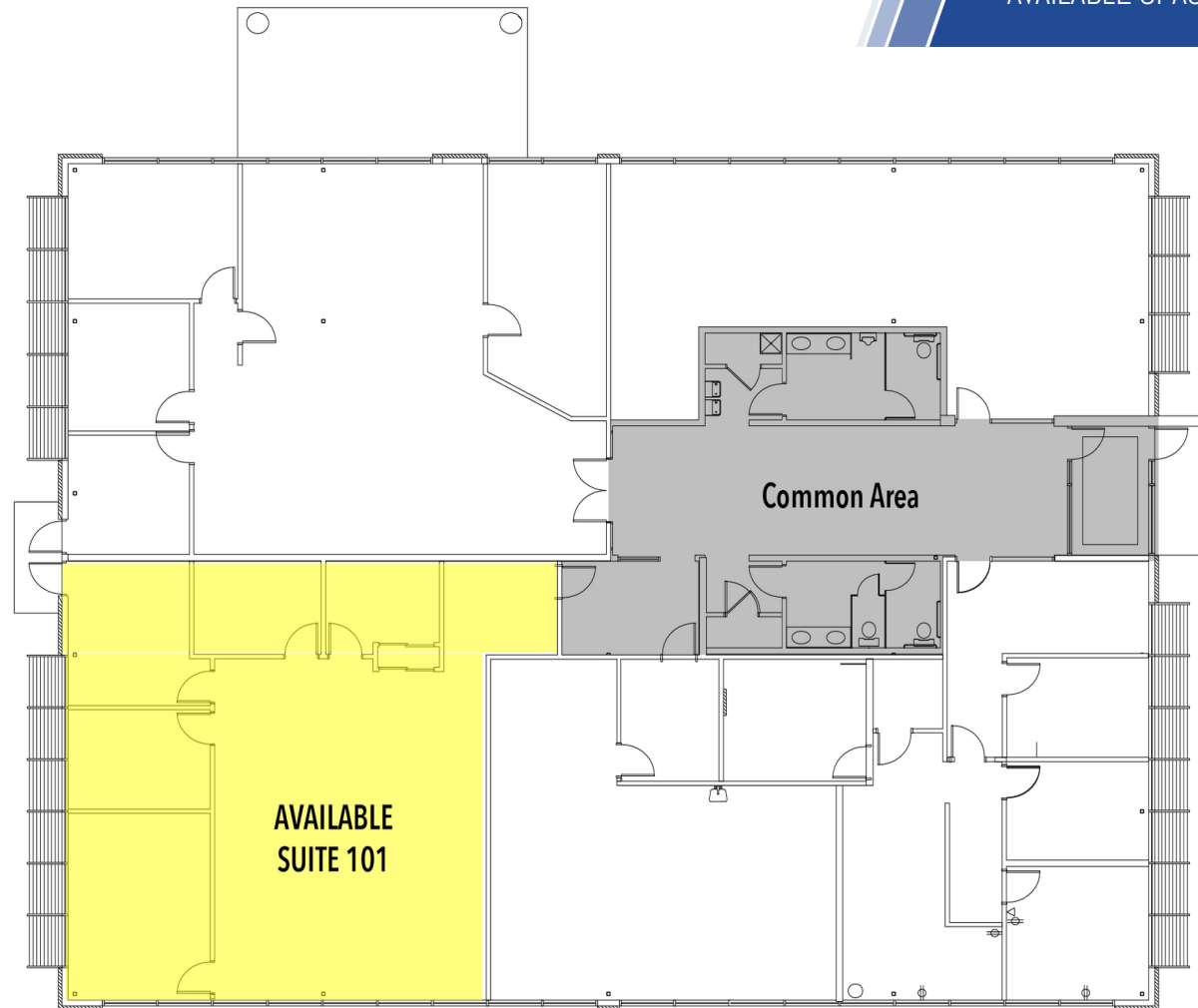
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 101	2,059 SF	\$15.95 SF/yr (NNN)	\$7.50	\$4,023.63

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10791 S 72ND STREET

CLOSE VIEW AERIAL



Restore
Joint Health



IMAGINE
ORTHODONTICS



Beltone Audiology
& Hearing

Edward Jones
MAKING SENSE OF INVESTING

Suite 101

Google

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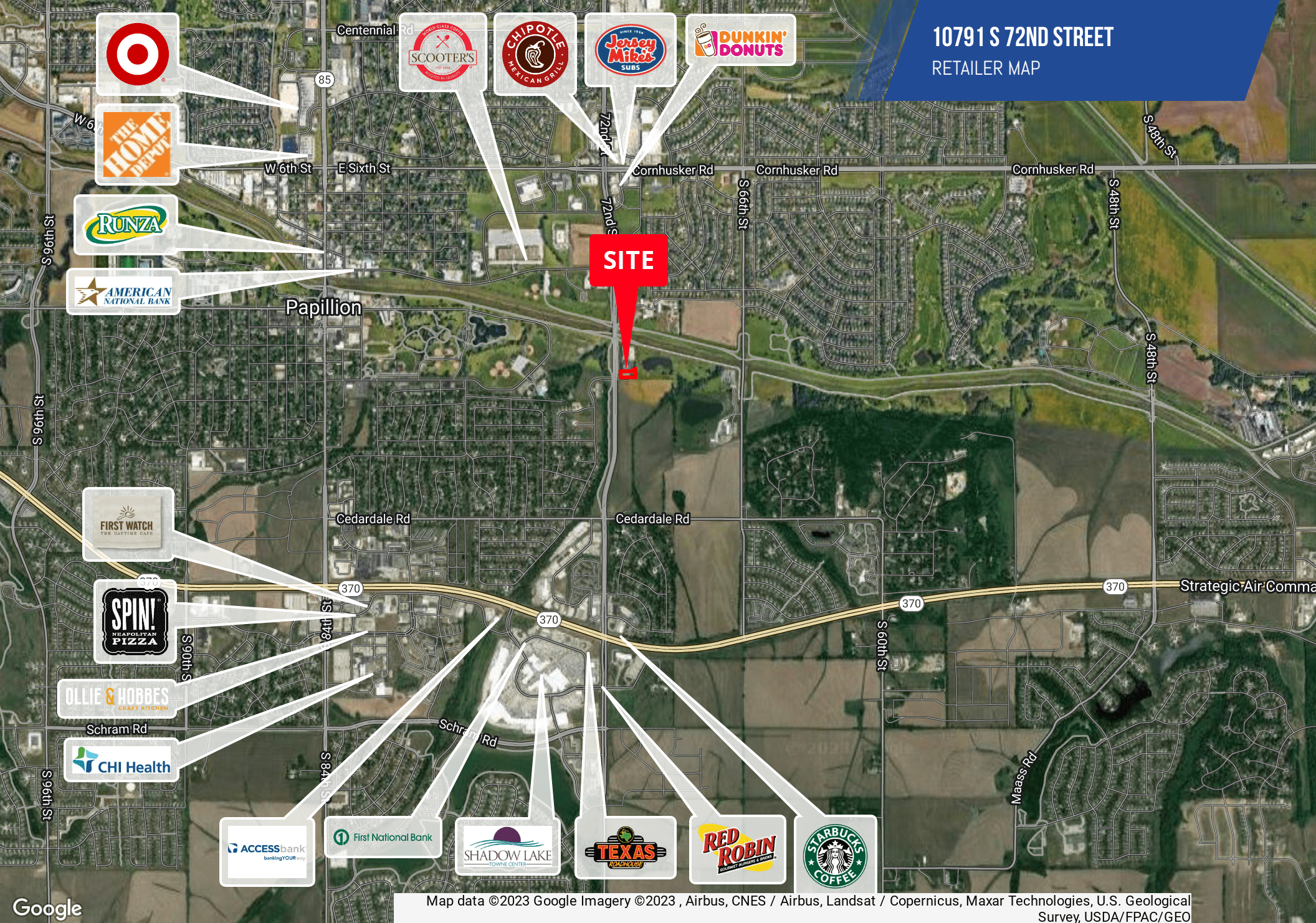
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10791 S 72ND STREET
RETAILER MAP



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