

TORREY PINES

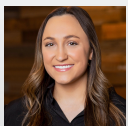
2,170-4,341 SF | \$15.00 SF/YR (NNN)

15240-15244 WEST MAPLE ROAD, OMAHA, NE 68116



**INVESTORS
REALTY INC.**

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TORREY PINES

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BUILDING INFORMATION

Building Size	18,270 SF
Min Divisible	4,341 SF
Year Built	1998

PARKING & TRANSPORTATION

Number Of Spaces	82
Parking Type	Surface

SITE INFORMATION

County	Douglas
Zoning	LC
Location Description	156th & West Maple Road

PROPERTY HIGHLIGHTS

- Former bar space now available with outside patio seating
- Monument signage visible from W Maple Road
- Great location for services such as spa, medical, dental, etc.
- Front door parking

OFFERING SUMMARY

LEASE RATE	\$15.00 SF/YR NNN
Est. Op. Exp.	\$7.12 SF/YR
Available SF	4,341 SF
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,971	69,117	151,205
Average Age	34	34.9	35.9
HOUSEHOLDS			
Total Households	5,740	24,928	58,648
People Per HH	2.6	2.8	2.6
Average HH Income	\$93,079	\$106,580	\$95,018
Average HH Value	\$256,717	\$218,926	\$212,958

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
15240 & 15244	4,341 SF	\$15.00 SF/yr (NNN)	\$7.12	\$8,001.91	Space is currently 4,341 SF with potential to be demised.

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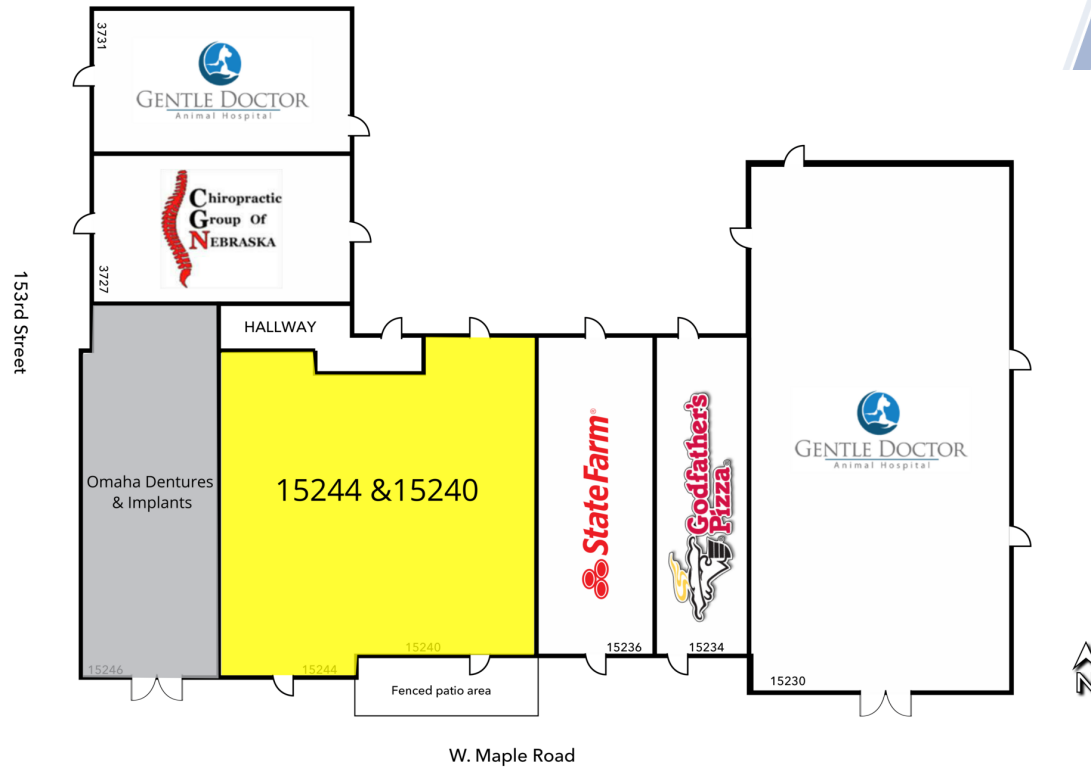
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15240-15244 WEST MAPLE ROAD

AVAILABLE SPACES SUMMARY



LEGEND



AVAILABLE



LEASED



UNAVAILABLE

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
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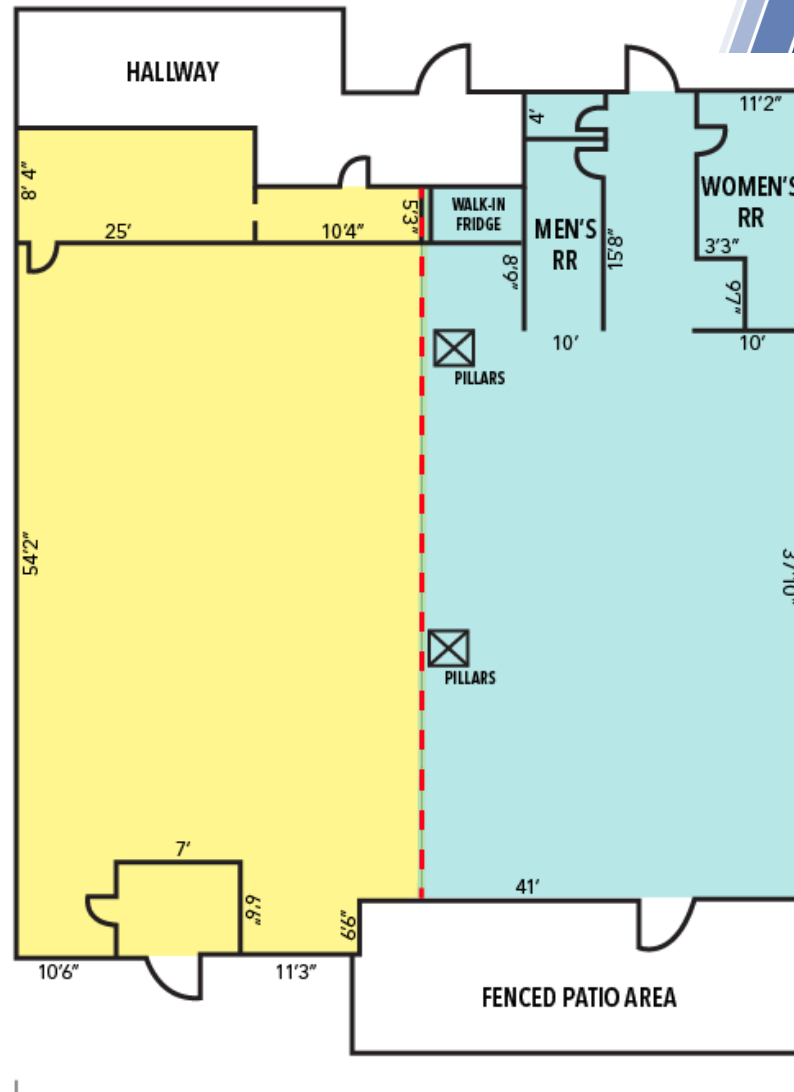
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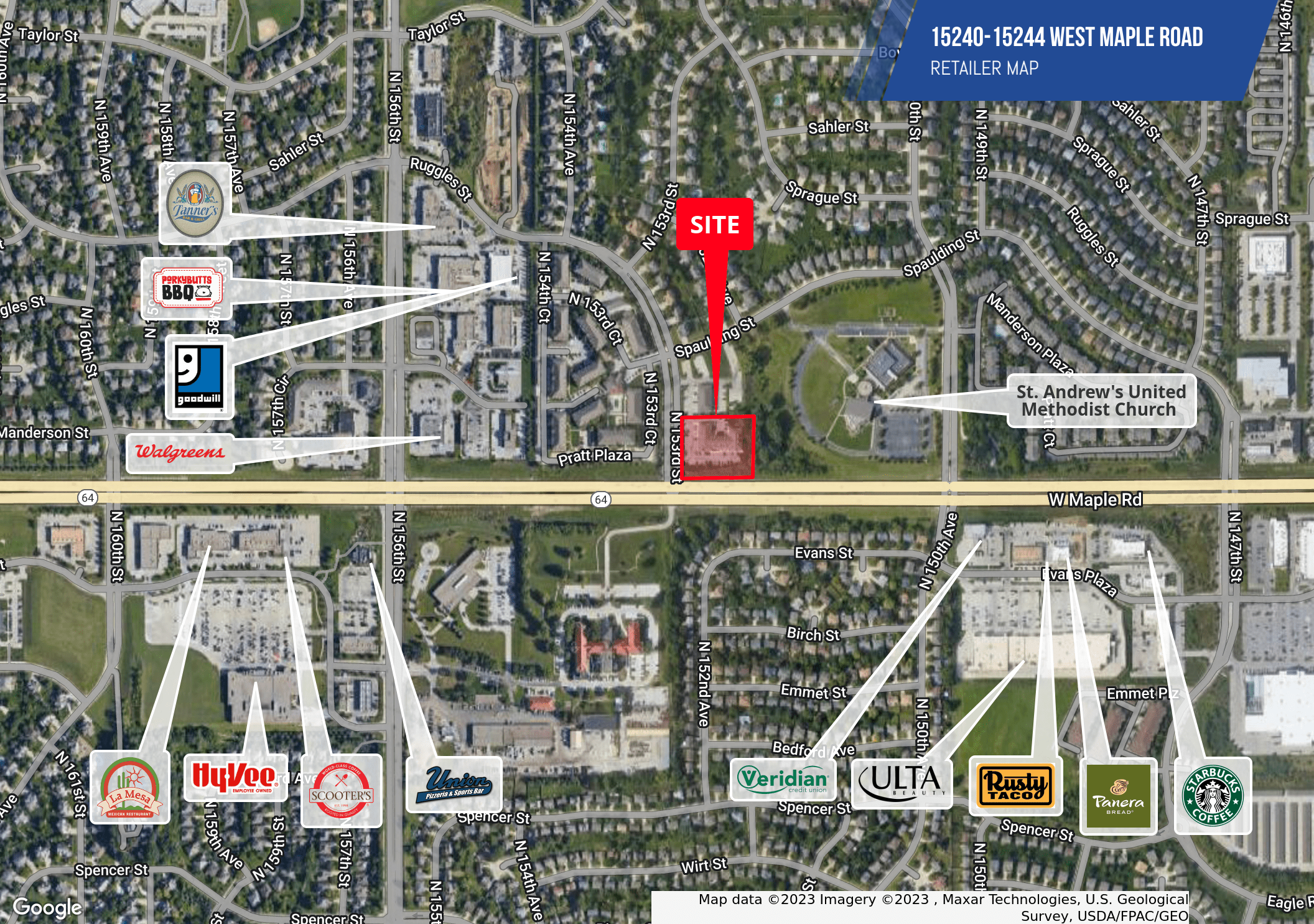


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15240-15244 WEST MAPLE ROAD

RETAILER MAP



SITE

St. Andrew's United Methodist Church

W Maple Rd

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

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