

RIDGEVIEW LAND

15,000 - 56,500 SF | \$1.30 - 1.60 SF/YR NNN

180TH & WEST CENTER (SWC), OMAHA, NE 68130



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180TH & WEST CENTER (SWC)

EXECUTIVE SUMMARY

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OFFERING SUMMARY

LEASE RATE:	\$1.30 - 1.40 SF/YR NNN
Est. Op. Exp.	SF/YR
Available SF:	15,000 - 56,500 SF

AVAILABLE LOTS	SIZE	LEASE PRICE
Lot 1 Replat 8	56,500 SF	\$1.30 psf
Lot 4	15,000 SF	\$1.40 psf
Lot 4 Sale	15,000 SF	\$210,000 (\$14.00 psf)

PROPERTY OVERVIEW

Land available for sale or for lease with visibility to West Center Road or 180th Street.

PROPERTY HIGHLIGHTS

- Lowe's - Wal-Mart anchored center
- Close proximity to CHI Lakeside Hospital
- Multiple traffic generators
- Strong demographics

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,210	64,921	150,622
Average Age	37.1	35.6	35.2
HOUSEHOLDS			
Total Households	2,479	21,849	53,217
People Per HH	2.9	3.0	2.8
Average HH Income	\$127,605	\$120,108	\$105,063
Average HH Value	\$302,052	\$275,513	\$235,867

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SITE MAP



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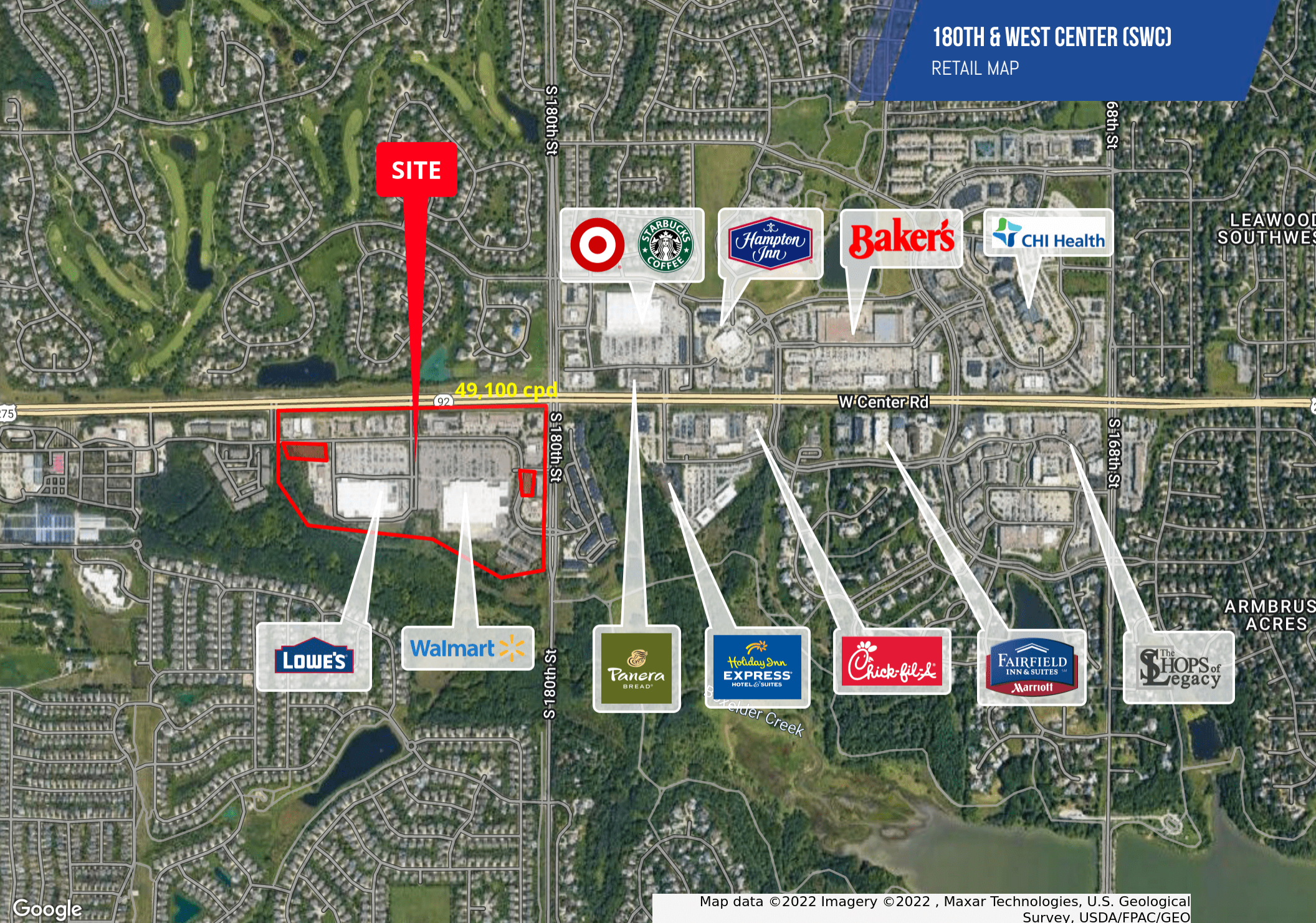
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RETAIL MAP



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