



MEDICAL OFFICE FOR LEASE | ELKHORN



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

RENT	\$1200/mo - \$86sf/yr
SF AVAILABLE	167 sf
BUILDING CLASS	B

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

DESCRIPTION

Join Unity Chiropractic, Victress, Farmers Insurance, and Mathnasium! Conveniently located in Elkhorn just north of 204th and Dodge and very nicely finished. This office suite includes use of a break area, front desk and Wi-Fi. Medical or related business preferred. \$1200mo, 12mo + lease preferred.



PARKING & TRANSPORTATION

PARKING RATIO	4.4
PARKING TYPE	Surface Lot
TRAFFIC COUNT	25,160

PROPERTY & LOCATION HIGHLIGHTS

- Small medical office suite
- \$1200mo includes internet
- Additional front desk space available

BUILDING INFORMATION

BUILDING SIZE	12,782 SF
MAX CONTIGUOUS	167 SF
NUMBER OF FLOORS	1
YEAR BUILT	2020

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,746	40,365	110,027
AVERAGE AGE	36	37	39

ADDITIONAL INFORMATION

ZONING	CC
NUMBER OF ACRES	1.36

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,821	15,127	40,471
PEOPLE PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$142,260	\$132,264	\$118,986
AVERAGE HH VALUE	\$310,148	\$389,531	\$324,828

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PHOTOS

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AREA BUSINESSES

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OFFICES FOR LEASE | 1314 N 205TH STREET | OMAHA, NE

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