

ORCHARD P L A Z A

132nd & West Center Road • Omaha, NE



Features

- Excellent visibility and access to W. Center Road.
- Join Panera Bread Company, Bricks and Minifigs, Hunan Fusion, Soccer International, Lighthouse Bar & Grill, My Salon Suite, and Malbar Vision among others.
- Completely renovated shopping center including new facade, roof, and resurfaced parking lot.
- Nearly 11,192 daytime employees within a one mile radius.
- Exposure to over 31,659 passing vehicles per day.
- Mixed-use components, including residential coming soon!



OP III

LEASE

- Term: 5 Years
- Base Rent: \$18.00 PSF
- Lease Type: NNN
- Max Contiguous: 4,266 SF

BUILDING

- Year Built/Renovated: 1977/2018
- GLA: 27,598 SF
- Parking: 178 Stalls

OP I

LEASE

- Term: 5 Years
- Base Rent: \$18.00 PSF
- Lease Type: NNN
- Max Contiguous: 5,921 SF

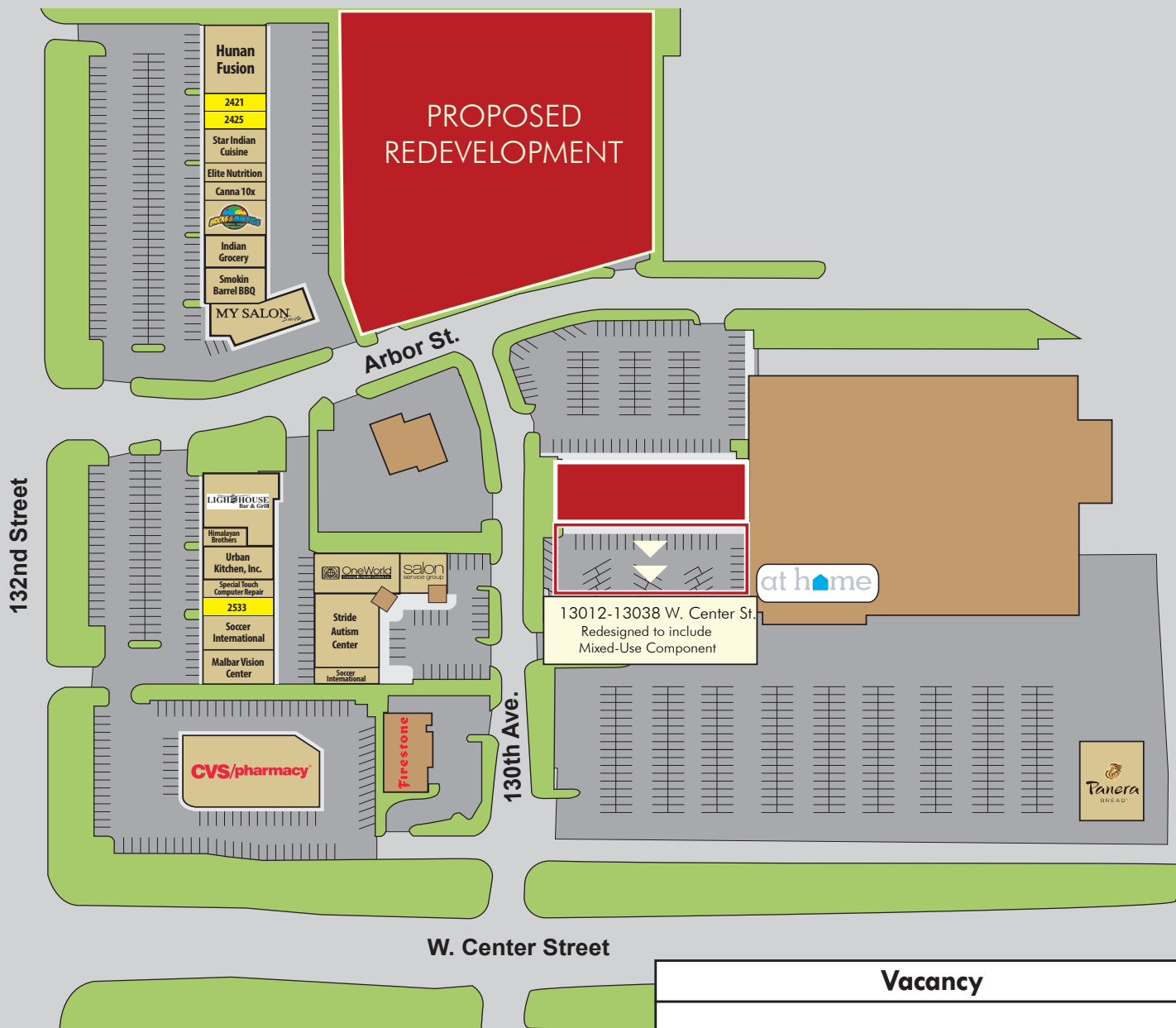
BUILDING

- Year Built/Renovated: 1977/2018
- GLA: 17,121 SF
- Parking: 100 Stalls



Demographic Profile

	1 mile radius	3 mile radius	5 mile radius
2024 Estimated Population	12,506	79,932	250,446
2024 Estimated Households	5,251	32,248	100,380
2024 Est. Average Household Income	\$85,144	\$107,510	\$108,325
2024 Median Home Value	\$219,755	\$250,717	\$256,686
2024 Estimated Daytime Population	11,192	85,587	198,029



Parking Ratios:

Orchard 1 - 6.7:1,000

Orchard 3 - 6.4:1,000

* cross-easement with Orchard 2

Vacancy

Orchard 1

2533 S. 132nd St.

1,400sf

Professional Services

Orchard 2

Mixed-use redevelopment

Orchard 3

2421 S. 132nd St.

1,400 SF

Retail Buildout

2425 S. 132nd St.

1,316 SF

Retail Buildout

Anchored by one of the nation's top performing At Home stores in terms of gross sales, the redesigned retail along with addition of residential, hotel, office and restaurants will cultivate a new vibrant pedestrian friendly district that caters to the expanding employment base and surrounding neighborhoods.

