

FOR LEASE - MAPLE 165 PHASE II

16510 BEDFORD AVENUE, OMAHA, NE 68116

RETAIL/OFFICE | 1,409 - 3,251 SF | \$24.50 - \$26.00 SF/YR (NNN)



Empowered Brokers. Exceptional Results.

PRESENTED BY:

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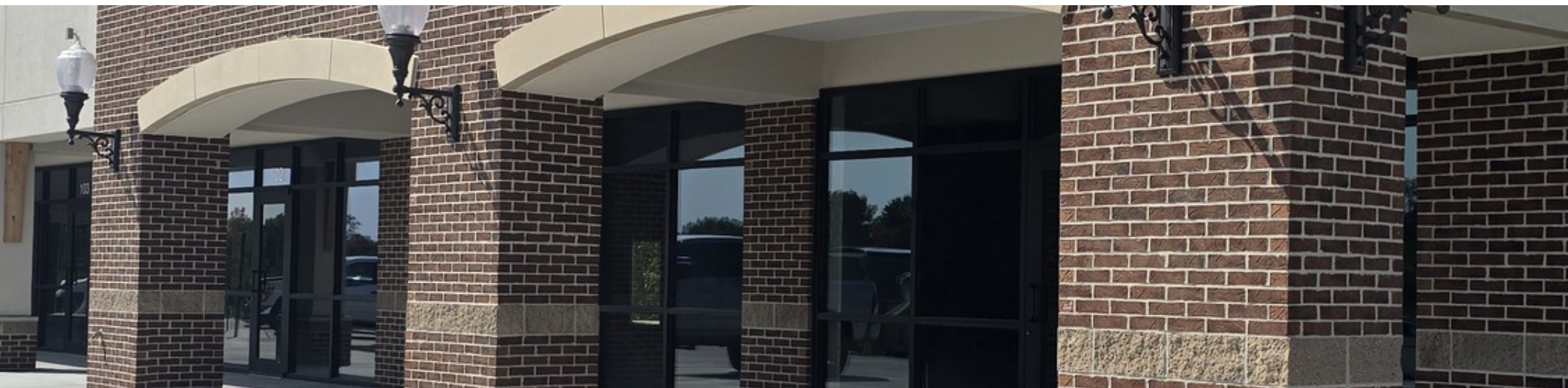
Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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PROPERTY DESCRIPTION

Brand new building for lease at 165th & Maple! Suited for retail, office and medical tenants. End-cap has the capability for a drive-thru. Site is located at a lighted intersection. Join Image Studios Salon Suites and Omaha Smile Co!

PROPERTY HIGHLIGHTS

- Monument signage
- End-cap drive-thru!
- Tenant improvement allowance available

LOCATION DESCRIPTION

On busy West Maple corridor on 165th Street. Surrounded by dense residential and commercial businesses.

OFFERING SUMMARY

Lease Rate:	\$24.50 inline - \$26.00 endcap SF/yr (NNN)
Available SF:	1,409 - 3,251 SF
NNNs:	Est. \$7.00 PSF

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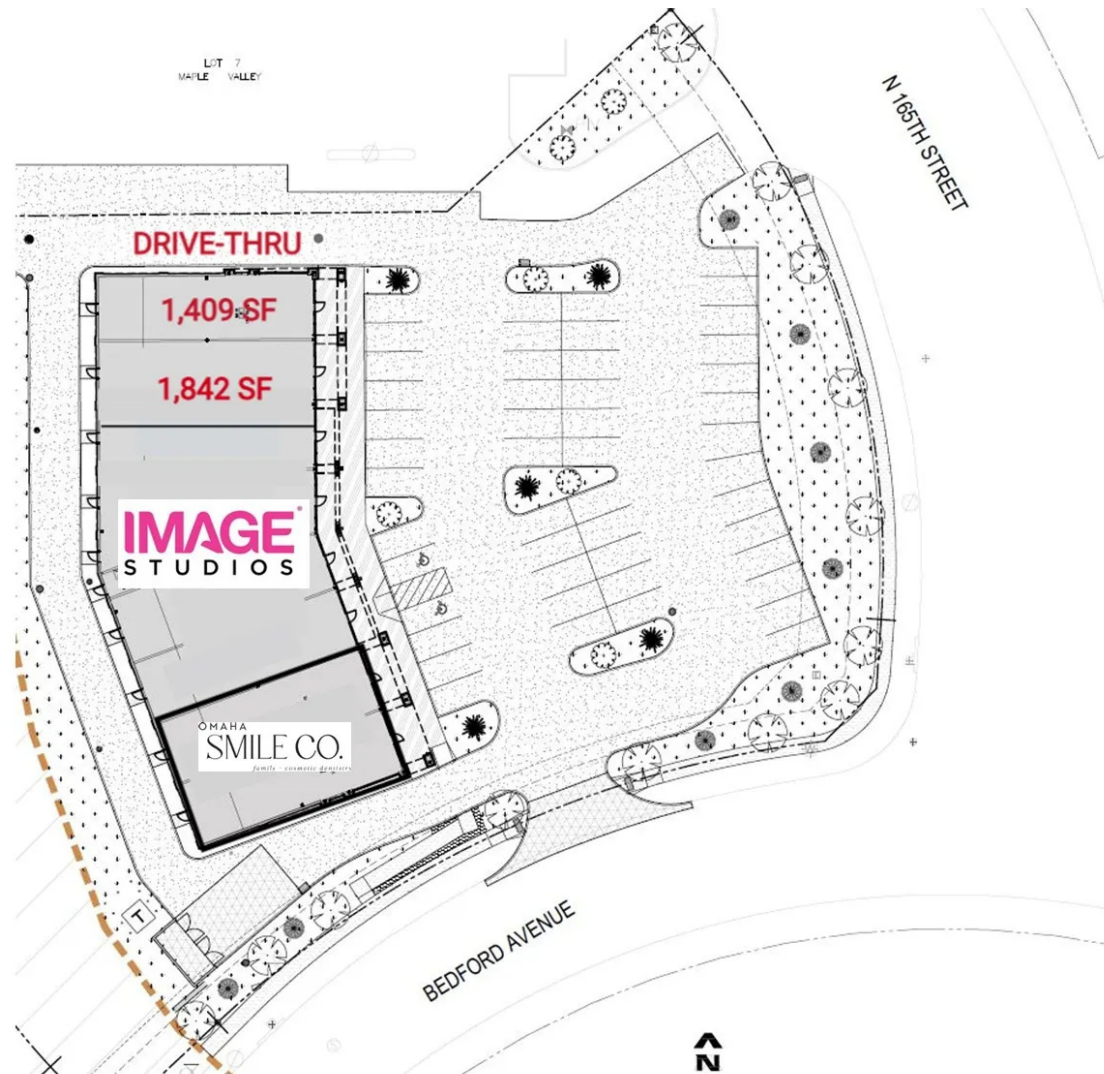
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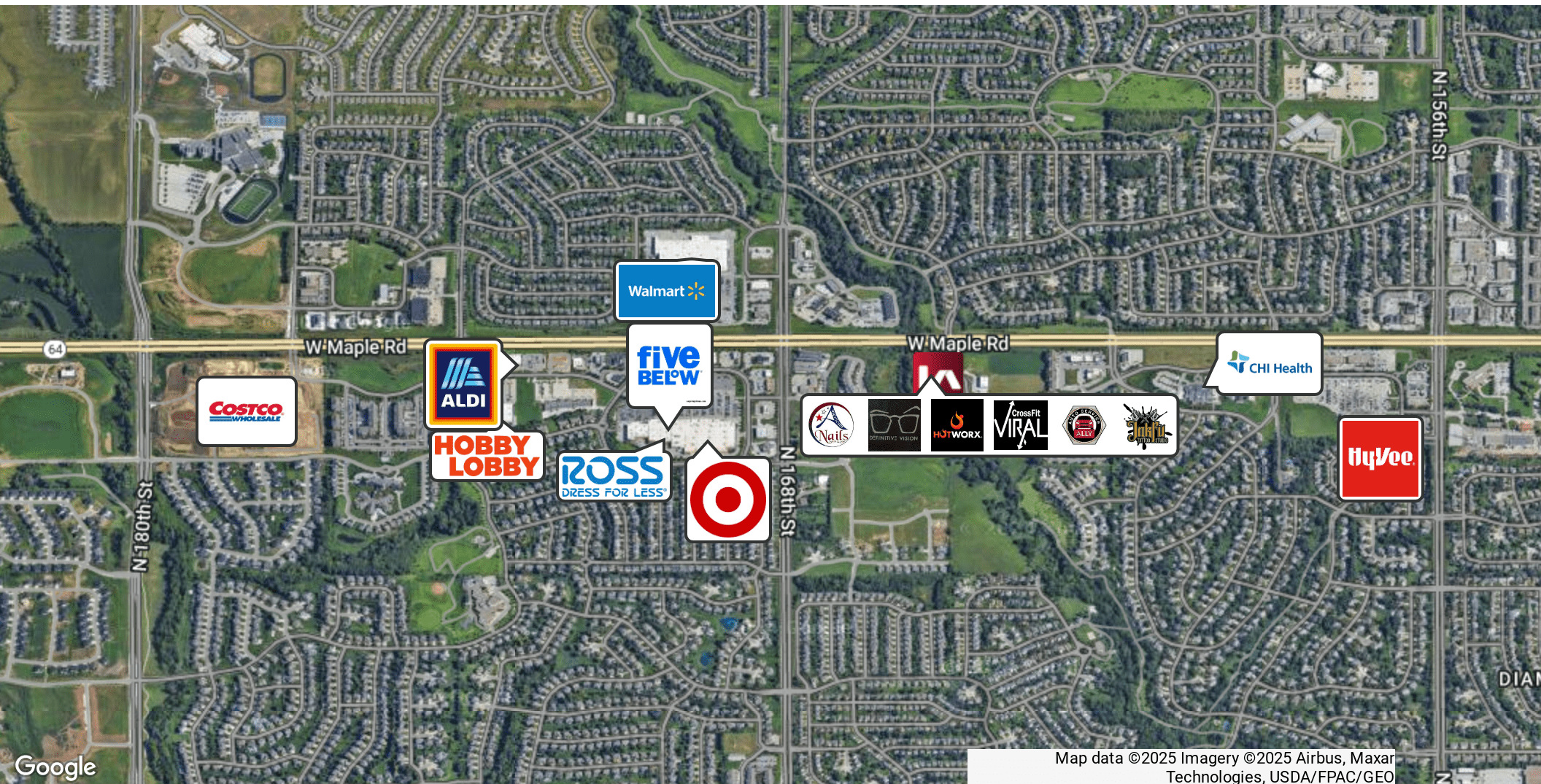


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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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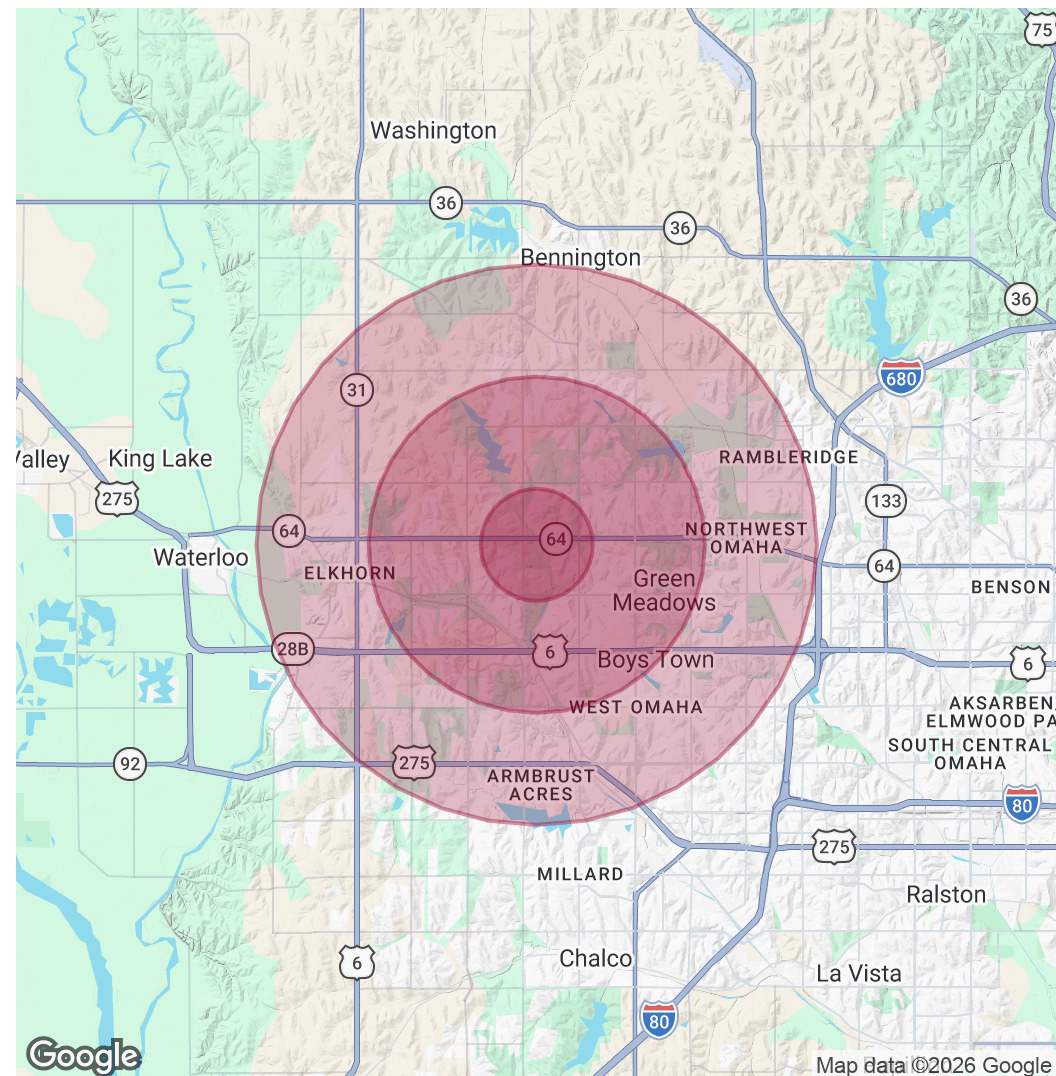
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,116	78,326	174,335
Average Age	34.4	38.6	38.9
Average Age (Male)	32.4	37.1	37.3
Average Age (Female)	34.8	39.4	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,975	29,450	67,910
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$144,602	\$154,445	\$144,226
Average House Value	\$355,055	\$377,142	\$363,708

2023 American Community Survey (ACS)



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