



Mission Village

Medical Office | 5,618 SF

16909 Q Street | Omaha, Nebraska 68135

CBRE

For Sale / For Lease



Property Information

Sale Price	\$1,925,000
Lease Rate	\$20.75 PSF, NNN
Available Space	5,618 SF
Lot Size	0.85 AC
Estimated NNN	\$9.32 PSF

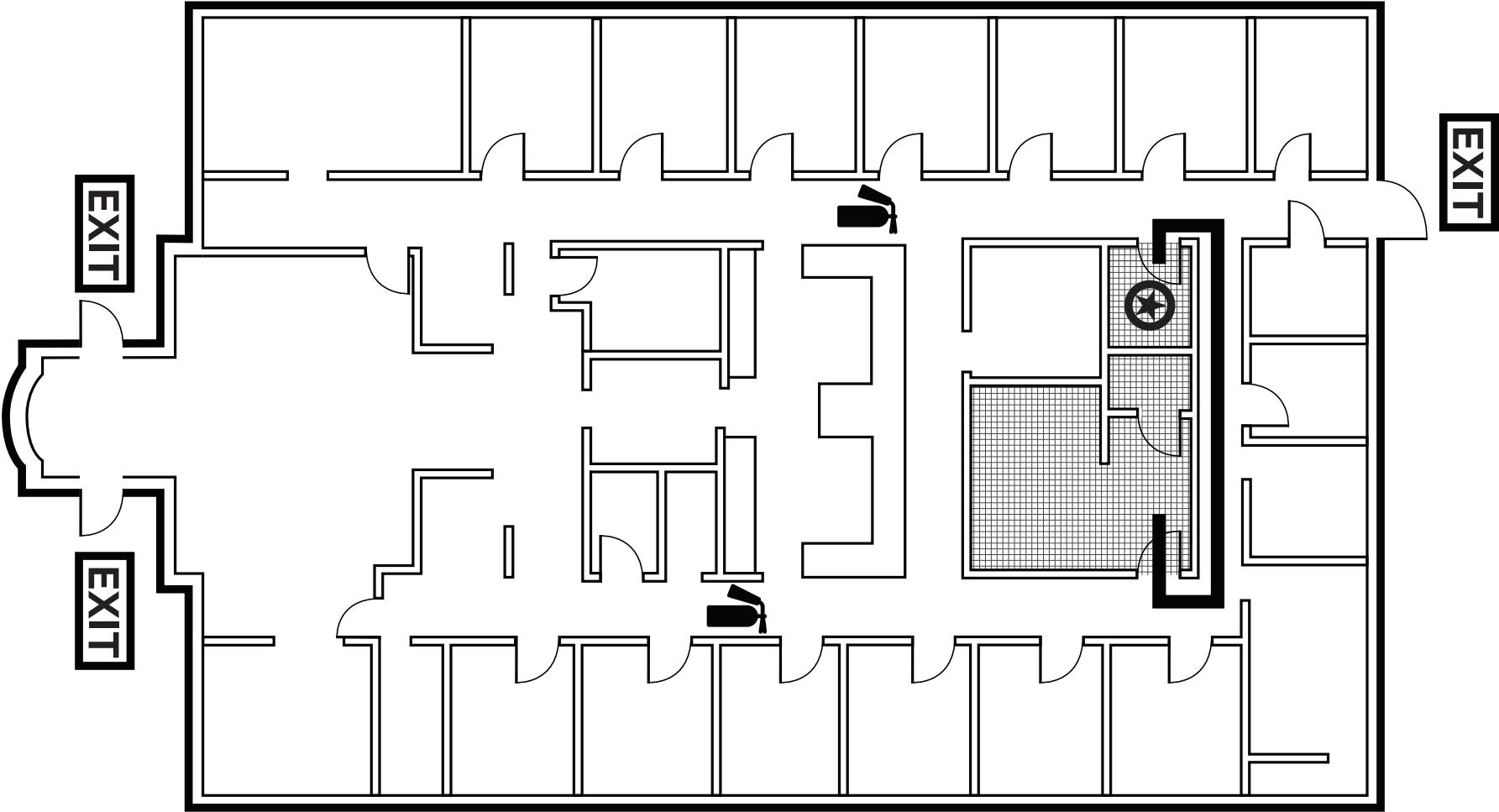
Features

- Estimated MUD: \$500/mo
- Estimated OPPD: \$830/mo
- Building signage available
- Located in Mission Village alongside retailers: Palm Beach Tan, Pizza Hut and Max I Walker
- Very desirable demographics within a one-mile radius
- Excellent visibility and street frontage off 168th & Q Streets
- 168th & Q Streets traffic counts
- 50,664 VPD (2022)*

**Source: City of Omaha public Works Department 24-Hour Two-way Traffic Counts/Dec2024*

Floor Plan

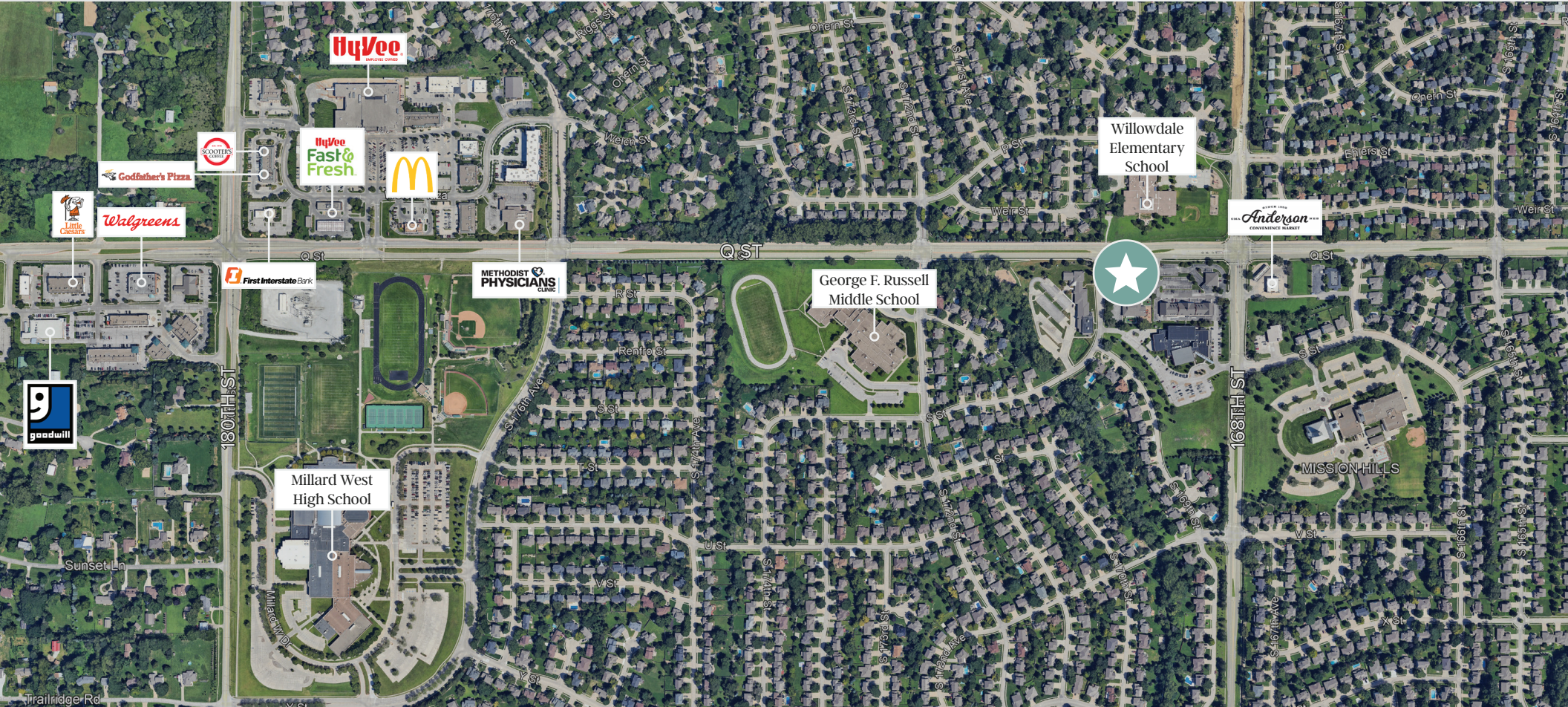
Built-Out as Medical Office
5,618 SF



- YOU ARE HERE
- EVACUATION ROUTE
- FIRE EXTINGUISHER
- TORNADO SHELTER AREA
MOVE TO THESE ROOMS DURING
A TORNADO WARNING

Interior Photos





169th & Q Street offers an ideal location thanks to its strong visibility, high traffic counts and convenient access for people traveling from West Omaha, Millard and Elkhorn. The established neighborhoods, retail amenities and service providers in the area make it a natural hub for businesses.

Demographics

LOCATION	1 MILE	3 MILES	5 MILES
Population	15,551	96,799	183,246
Average Household Income	\$200,460	\$159,091	\$153,237
Daytime Employees	3,785	40,089	107,072



Building Information

Lot Size	0.85 AC / 37,026 SF
Building Size	5,618 SF
Parking	5:1,000
Year Built	1995
Built As	Medical Office
Signage	Monument and 2 Building Signs



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Contact Us

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