

# STOCKYARDS PLAZA

3327 L St. Omaha NE 68107



## OFFERING SUMMARY

AVAILABLE SF:	1,280 - 59,839 SF
PROPERTY SIZE:	103,649 SF
PARKING RATIO:	4 / 1000

## PROPERTY OVERVIEW

Stockyards Plaza is a 103,000 square foot retail center well located in Southern Omaha. Some of the national and regional retailers and service providers are: Davita, First National Bank, Sally Beauty, Cox Communications, and GNC. Stockyards Plaza is located in a densely populated area with both resident and daytime worker consumers in a heavy traffic trade corridor. The demographics include a population of 232,998 residents and an average household income of \$59,040 within the five-mile trade radius. Stockyards Plaza supports a strong consumer demand and a stable retail base.



WENDY CHAPMAN

Director of Leasing

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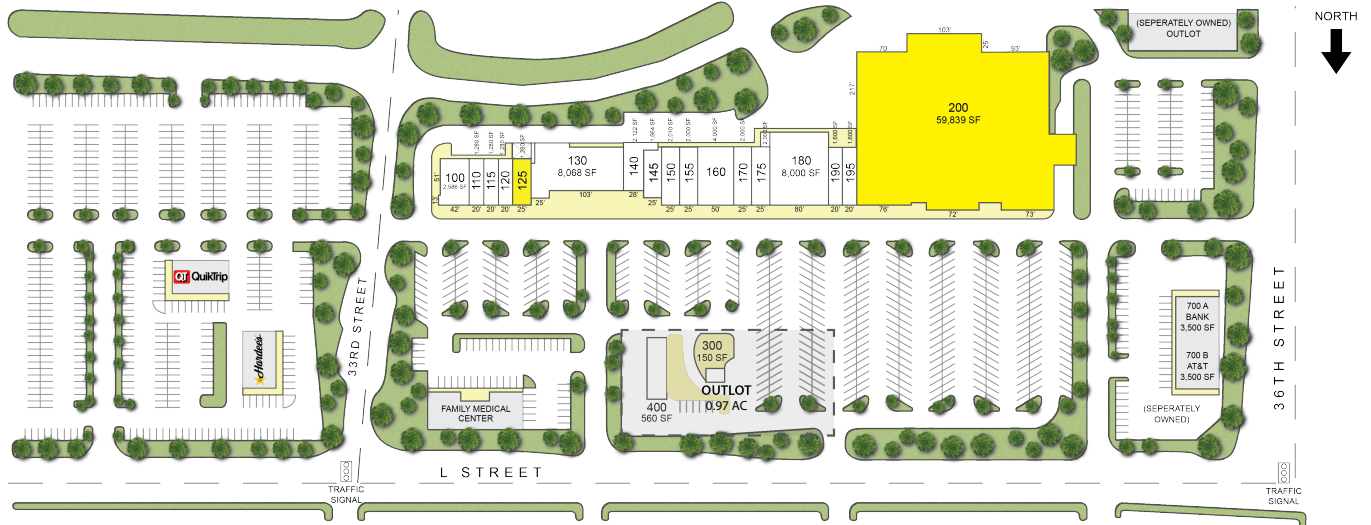


PERKINS PROPERTIES

INVESTMENT REAL ESTATE  
SALES AND DEVELOPMENT

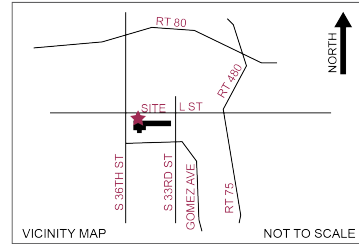
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### TENANT INFORMATION

NO.	TENANT	SQ. FT.	NO.	TENANT	SQ. FT.
100	FIRST NATIONAL BANK OF OMAHA	2,586	160	COX COMMUNICATIONS	4,000
110	FIRST CHOICE CHIROPRACTIC	1,280	170	NE NAILS	2,000
115	AMES TOOLS	1,280	175	DOMINOS PIZZA	2,000
120	JACKSON HEWITT TAX SERVICE	1,280	180	GEN-X CLOTHING	8,000
125	<b>AVAILABLE</b>	<b>1,610</b>	190	SALLY BEAUTY SUPPLY	1,600
130	DAVITA HEALTHCARE	8,068	195	GNC	1,600
140	CHRISTIANSEN MANAGEMENT	2,122	200	<b>AVAILABLE</b>	<b>59,839</b>
145	WINGSTOP RESTAURANT	1,664	300	US BANK ATM	150
150	GREAT DRAGON CHINESE RESTAURANT	2,010	400	DE LEON'S RESTAURANT	560
155	SPRINT MOBILE	2,000		<b>TOTAL (SQUARE FEET)</b>	<b>103,649</b>



## STOCKYARDS PLAZA

OMAHA, NEBRASKA

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### TRAFFIC

Traffic Count

### COUNT

29,077

Traffic Count Street

36th & L

### DEMOGRAPHICS

Total Population

#### 1 MILE

13,431

#### 3 MILES

102,964

#### 5 MILES

232,998

Average Household Income

\$49,506

\$53,132

\$59,040

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