

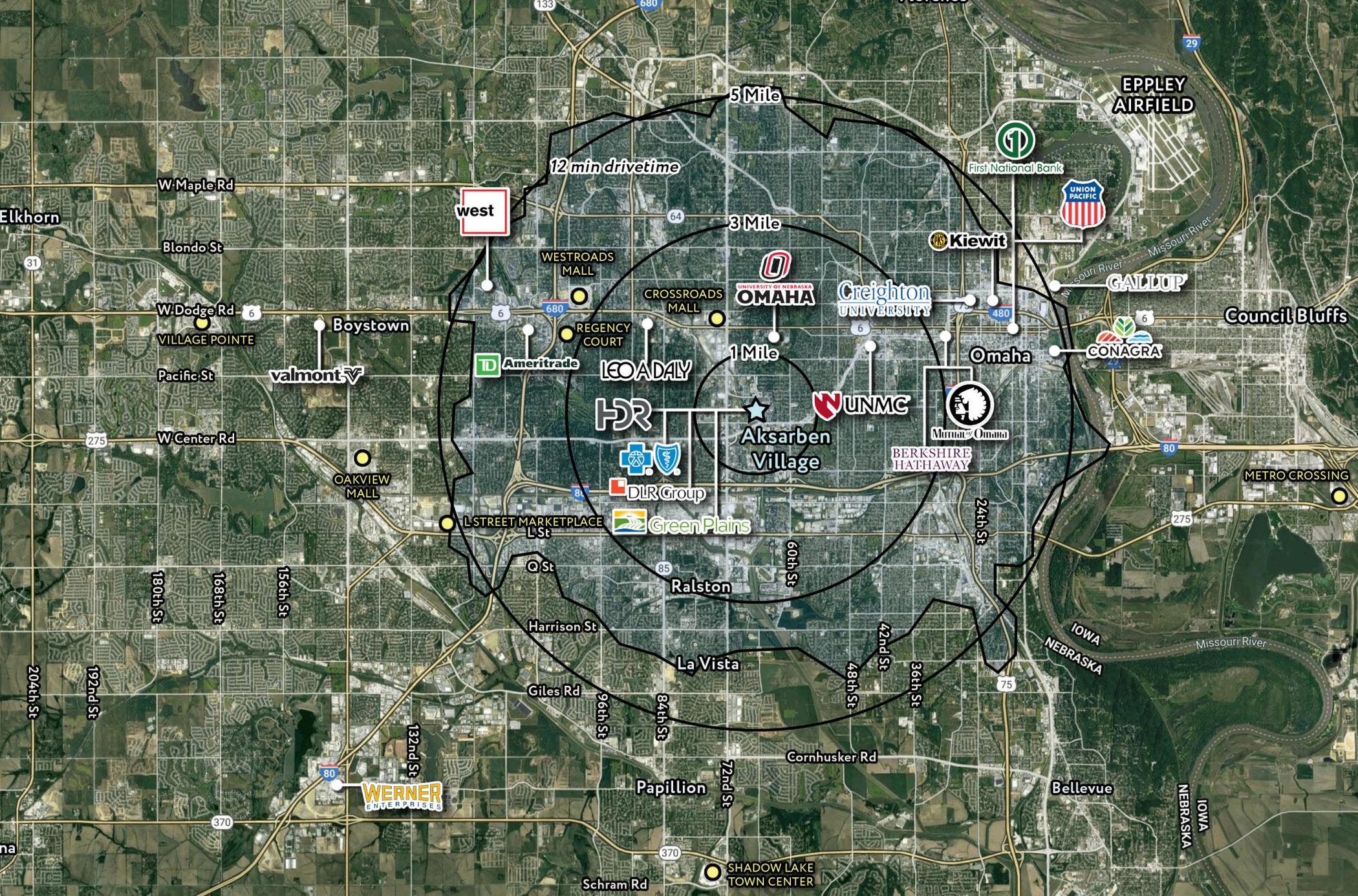


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# FOR LEASE

**AKSARBEN VILLAGE - AV4**  
2111 S 67th Street, Omaha, NE 68106



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## AKSARBEN VILLAGE OVERVIEW

 **2,500** Students  
living on campus  
(over 15,000 enrolled)

 **15 NCAA**  
Division I Teams  
Summit League

**8 Corporate Headquarters**



 **300K**  
Retail SF

 **1.8 mil**  
Office SF

**450+** Hotel Rooms

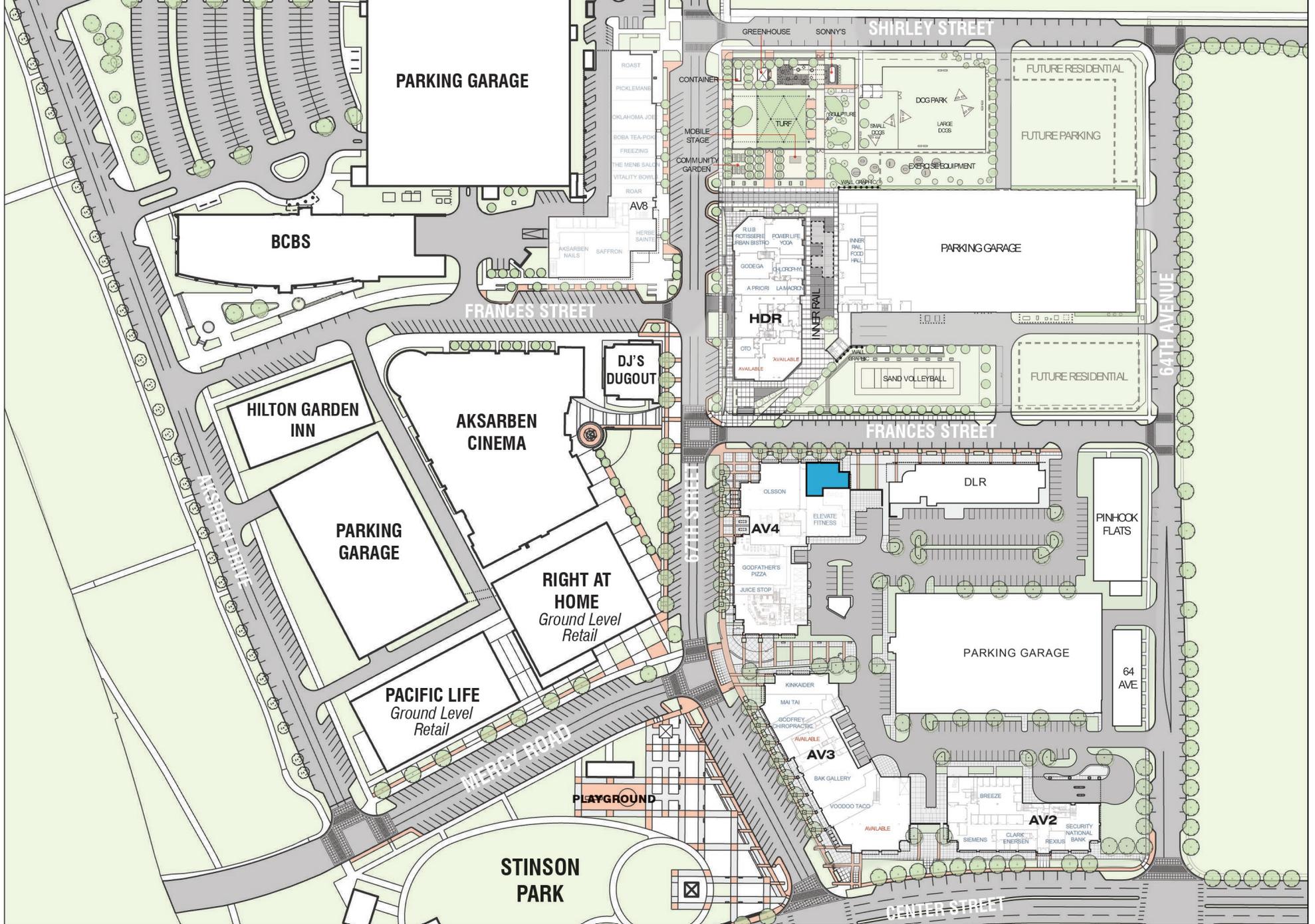


**850+** Multi-Family Units

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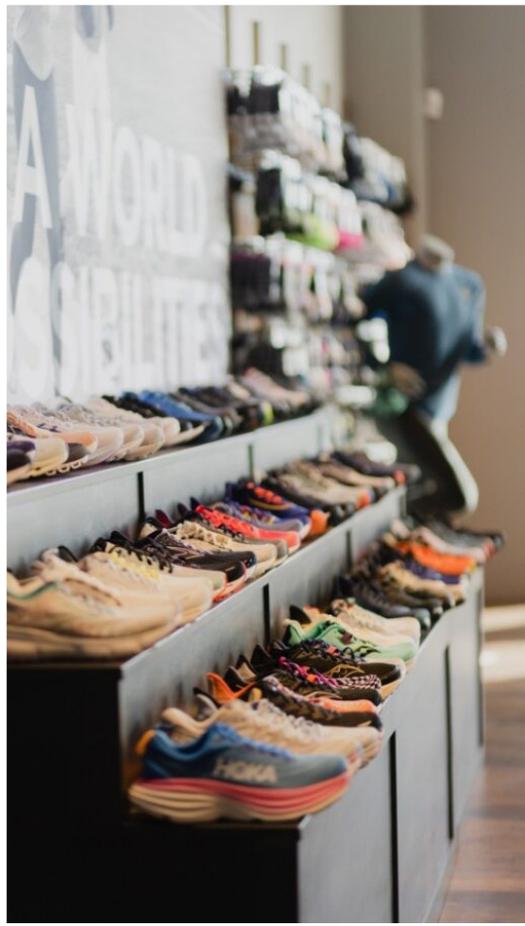




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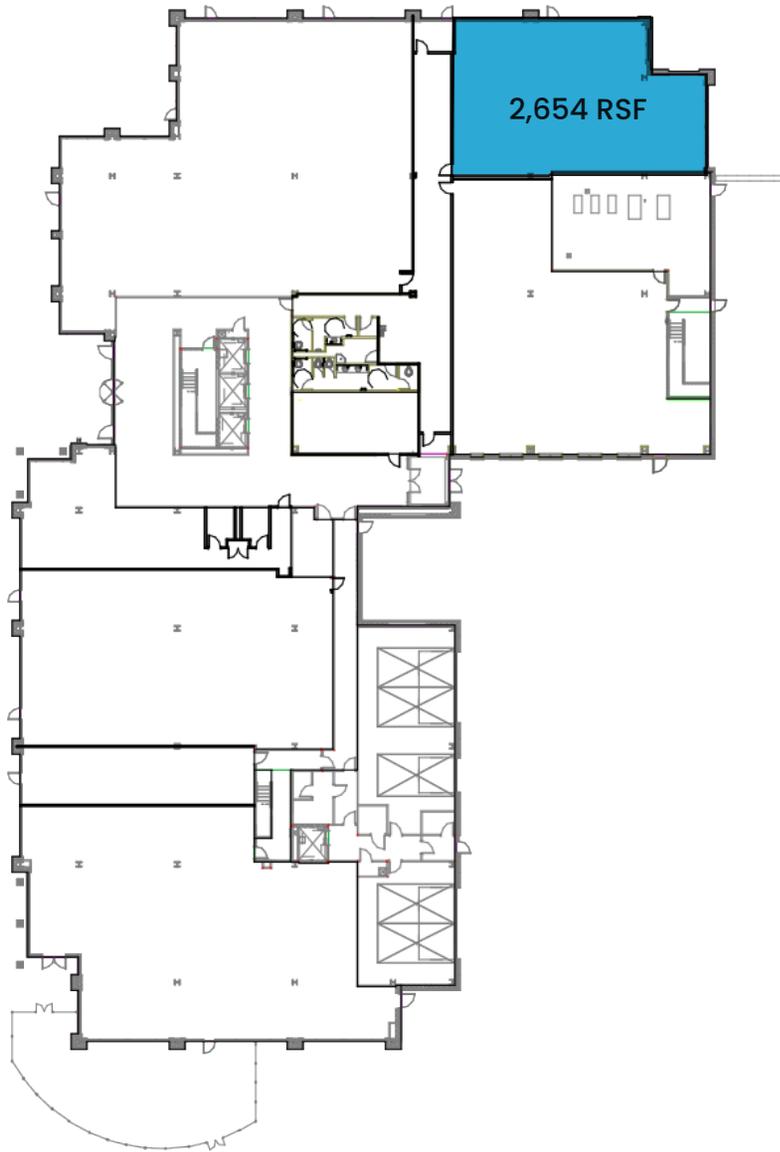


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## AKSARBEN VILLAGE AV4



### 2111 S 67th Street

Omaha, Nebraska 68106

Ground level space available in the heart of Aksarben Village. This space offers great visibility with strong signage opportunity. It has a small garage style door that offers this Tenant unique opportunities.

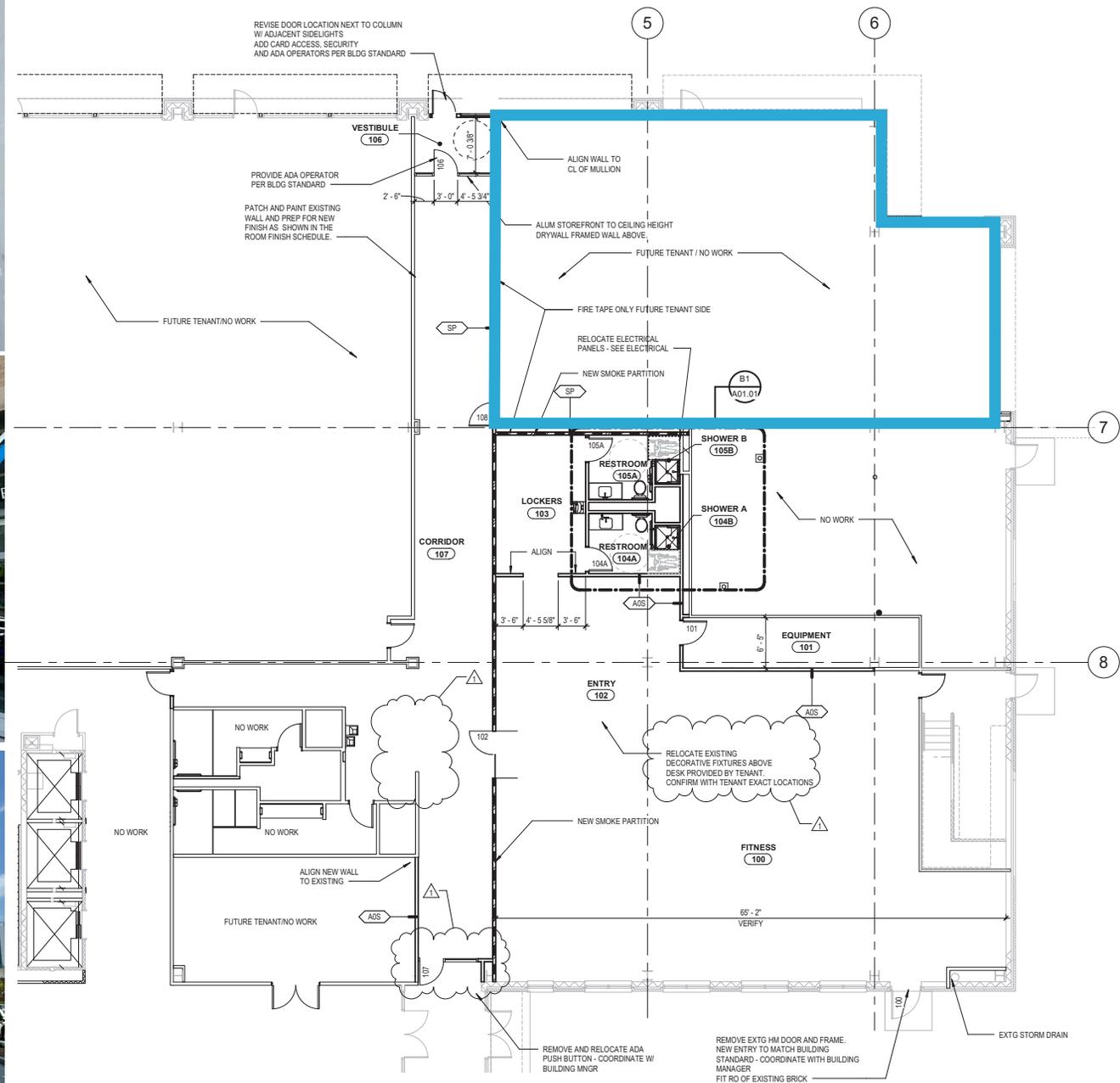
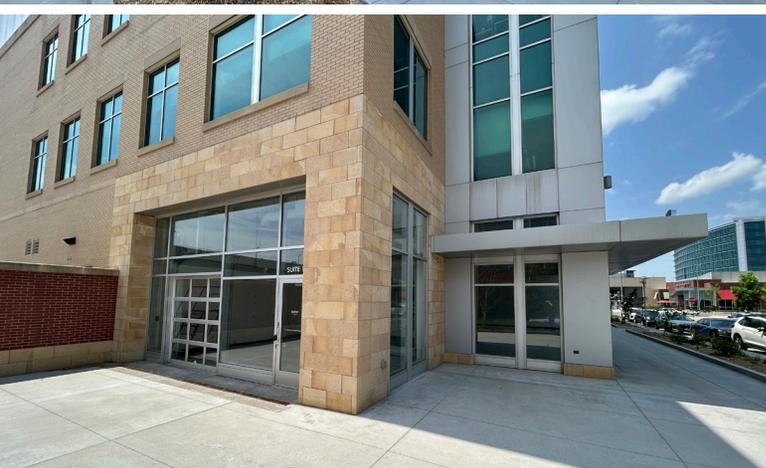
<b>Available:</b>	2,654 RSF
<b>Minimum Base Rent:</b>	Contact Broker
<b>Est. NNN Expenses:</b>	\$12.19 PSF (2025)
<b>Intersection:</b>	SEC, 67th & Frances St
<b>TI Allowance:</b>	Negotiable

Information furnished is from sources deemed reliable, but is not guaranteed by Noddle Companies, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.

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**FLOOR PLAN**  
1/8" = 1'-0"

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	1 MILE	3 MILE	5 MILE	
<b>POPULATION</b>	2020 Estimated Population	11,116	108,555	319,542
	2025 Projected Population	11,343	113,302	337,809
	2010 Census Population	9,980	104,794	301,316
	2000 Census Population	9,823	105,159	300,632
	Projected Annual Growth 2020 to 2025	0.4%	0.9%	1.1%
	Historical Annual Growth 2000 to 2020	0.7%	0.2%	0.3%
<b>HOUSEHOLDS</b>	2020 Median Age	33.1	36.1	34.6
	2020 Estimated Households	5,317	48,990	134,729
	2025 Projected Households	5,399	50,725	141,147
	2010 Census Households	4,539	45,521	122,164
	2000 Census Households	4,395	46,530	123,901
	Projected Annual Growth 2020 to 2025	0.3%	0.7%	1.0%
<b>ETHNICITY</b>	Historical Annual Growth 2000 to 2020	1.0%	0.3%	0.4%
	2020 Estimated White	77.0%	76.6%	68.0%
	2020 Estimated Black or African American	8.3%	7.0%	12.9%
	2020 Estimated Asian or Pacific Islander	8.0%	5.4%	4.4%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.8%	1.0%
	2020 Estimated Other Races	6.1%	10.2%	13.8%
<b>INCOME</b>	2020 Estimated Hispanic	8.6%	13.9%	19.3%
	2020 Estimated Average Household Income	\$67,966	\$80,661	\$72,176
	2020 Estimated Median Household Income	\$54,303	\$61,495	\$57,335
<b>EDUCATION</b>	2020 Estimated Per Capita Income	\$33,074	\$36,630	\$30,708
	2020 Estimated Elementary (Grade Level 0 to 8)	2.6%	4.9%	6.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.3%	6.8%
	2020 Estimated High School Graduate	20.5%	21.6%	24.8%
	2020 Estimated Some College	18.1%	20.2%	21.3%
	2020 Estimated Associates Degree Only	5.5%	7.4%	8.1%
	2020 Estimated Bachelors Degree Only	28.5%	24.5%	20.7%
<b>BUSINESS</b>	2020 Estimated Graduate Degree	19.7%	16.2%	11.5%
	2020 Estimated Total Businesses	1,158	7,991	17,238
	2020 Estimated Total Employees	15,733	98,001	227,401
	2020 Estimated Employee Population per Business	13.6	12.3	13.2
	2020 Estimated Residential Population per Business	9.6	13.6	18.5



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