



20261 Atlas Plaza | Omaha, NE 68130

\$3,250,000 | \$25.00 PSF NNN

Property Features

- For Sale or Lease - \$3,250,000 or \$25.00 SF/yr NNN
- Fully Built Out Daycare with Storm Shelter and Playground
- Ideal for Daycare, Medical Conversion, Owner/User
- Excellent Growth Corridor (204th & F Streets)
- Great Demographics and Traffic

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
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ADDRESS	SIZE (SF)	LEASE RATE	ASKING PRICE
20261 Atlas Plaza	10,176 SF	\$25.00 SF/yr	\$3,250,000.00

BUILDING DETAILS

Tenancy	Single
Ceiling Height	10'
Year Built	2019
No. of Floors	One (1)
Lot Size	1.006 AC
Zoning	MU

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Southwest Omaha
County	Douglas
Cross Streets	204th & F Streets
Traffic Count	21,950 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,932	19,779	50,951
Total Population	6,475	59,146	142,445
Average HH Income	\$206,996	\$221,815	\$186,360

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