

FOR LEASE - ECHO PARK

144TH & CHANDLER, OMAHA, NE 68138

RETAIL/OFFICE | 2,400 SF | \$18.00 SF/YR (MG)



PRESENTED BY:

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

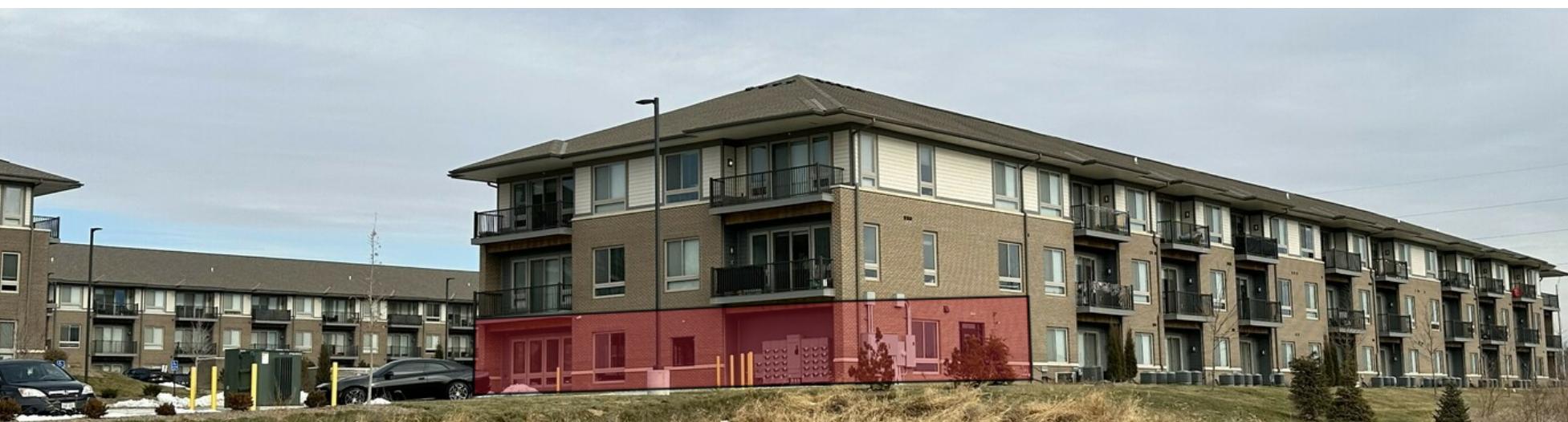
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PROPERTY DESCRIPTION

With the drive through and restrooms already in place, the rest of the space is ready for a tenant to create their ideal build-out. This shell space has ample natural light bleeding through the many large windows throughout the bay, which creates a welcoming and warm environment. Tenants are responsible for utilities.

PROPERTY HIGHLIGHTS

- Drive-thru
- 280+ apartment units on site
- 80+ assisted living units on site
- Two patios

LOCATION DESCRIPTION

Echo Park is positioned in a well-established and rapidly growing residential corridor at 144th and Chandler. The site is uniquely anchored by a built-in customer base, featuring 280+ multifamily apartment units and 80+ assisted living units on-site. Easy access to nearby thoroughfares allows tenants to draw customers from the broader west Omaha market.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
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Available SF:	2,400 SF
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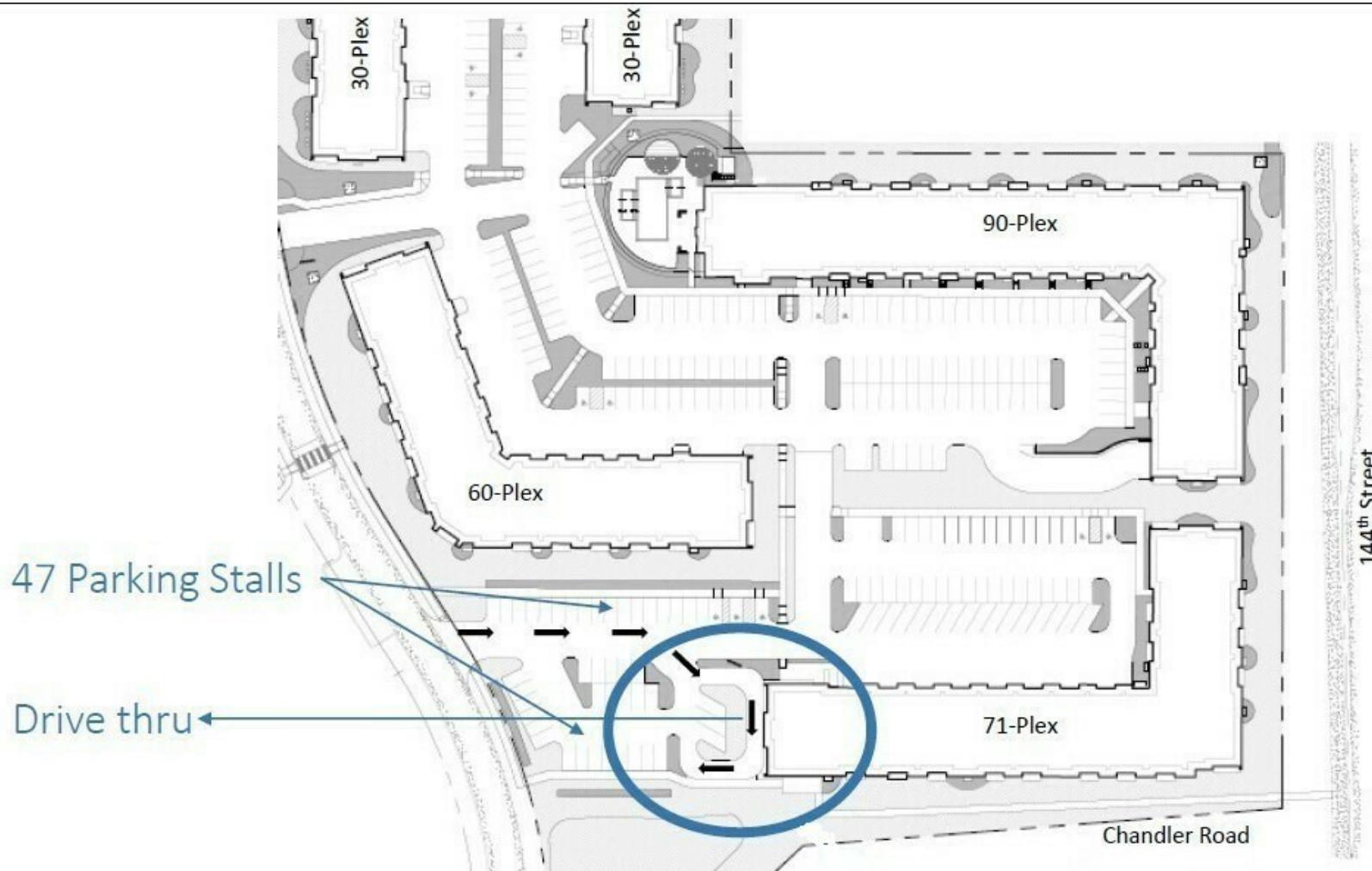
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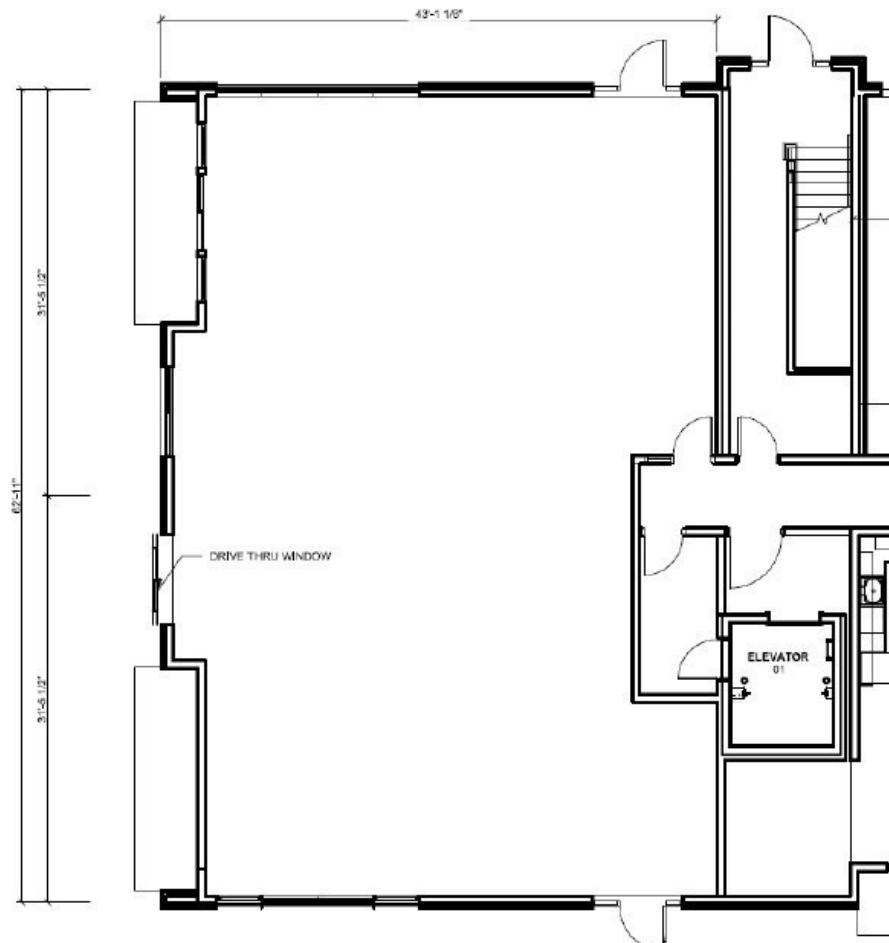
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Approximately 2400 square foot



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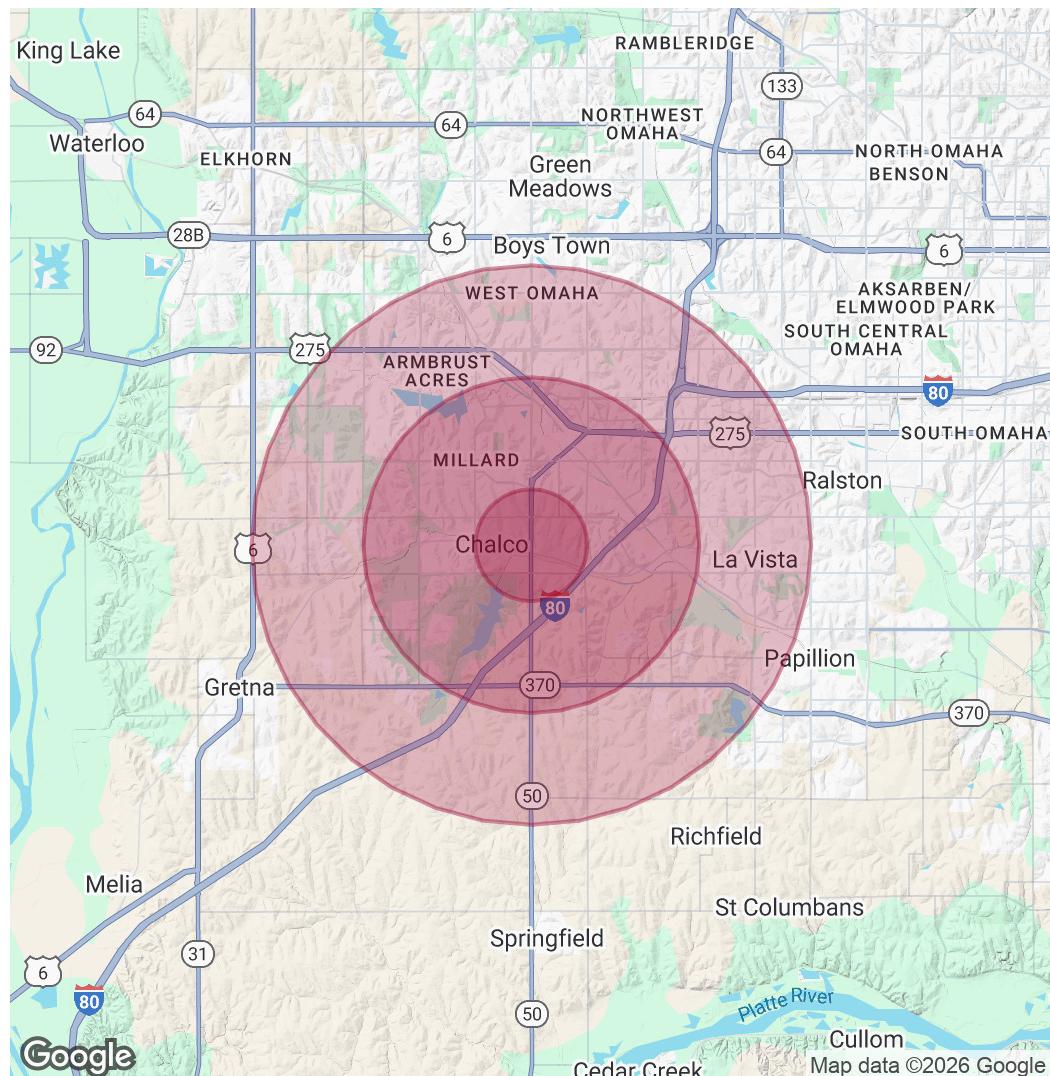
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,586	71,329	173,083
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,074	26,883	65,901
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$102,007	\$127,314	\$131,717
Average House Value	\$276,830	\$317,851	\$342,405

* Demographic data derived from 2020 ACS - US Census



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