

10717 VIRGINIA PLAZA

3,325 SF | \$10.95 SF/YR (NNN)

10717 VIRGINIA PLAZA, PAPILLION, NE 68046



**INVESTORS
REALTY INC.**

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BUILDING INFORMATION

Building Size	41,844 SF
Min Divisible	3,080 SF
Ceiling Height	20 ft
Minimum Ceiling Height	17 ft
Number Of Floors	1
Year Built	2020
Restrooms	TBD

PARKING & TRANSPORTATION

Number Of Spaces	138
Parking Type	Surface
Traffic Count	31,200 - 108th & Giles

SITE INFORMATION

Cross-Streets	107th & Portal Plaza
County	Sarpy
Zoning	MU
Lot Size	2.26 Acres
Number Of Buildings	1
Location Description	On Giles Road just minutes from I-80

SUMMARY

- * Flex/Retail building
- * All bays have a drive in door
- * Less than 5 minutes to Interstate 80
- * \$10.95 PSF NNN - warm shell
- * cool shell and TI allowance also available
- * Warm shell includes:
 - demise wall ready for painting,
 - \$15,000.00 Credit towards restrooms,
 - smooth concrete floor and
 - rear warehouse heater.
- *Cool shell at \$12.95 PSF NNN adds 5 ton RTU

OFFERING SUMMARY

LEASE RATE	\$10.95 SF/YR NNN
Available SF	3,325 SF
Property Type	Flex
NNN's	\$6.03 PSF

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,984	62,374	153,234
Average Age	32.5	34	35.3
HOUSEHOLDS			
Total Households	1,836	25,876	61,596
People Per HH	2.7	2.4	2.5
Average HH Income	\$97,300	\$73,745	\$74,785
Average HH Value	\$231,610	\$190,739	\$184,065

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PROPERTY DESCRIPTION

Flex/Retail building - all bays will have a drive in door, excellent access to I-80

LOCATION DESCRIPTION

On Giles Road just minutes from I-80

PROPERTY HIGHLIGHTS

- Flex/Retail building
- All bays have a drive in door
- Less than 5 minutes to Interstate 80
- \$10.95 NNN - warm shell - cool shell and TI allowance also available
- Warm shell includes: demise wall ready for painting, \$15,000.00 Credit towards restrooms, smooth concrete floor and rear warehouse heater.
- Cool shell at \$12.95 psf adds 5 ton RTU



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AVAILABLE SPACES

SPACES	WARM SHELL	COOL SHELL	SPACE SIZE
105	\$10.95 SF/yr	\$12.95 SF/yr	3,080 - 16,392 SF

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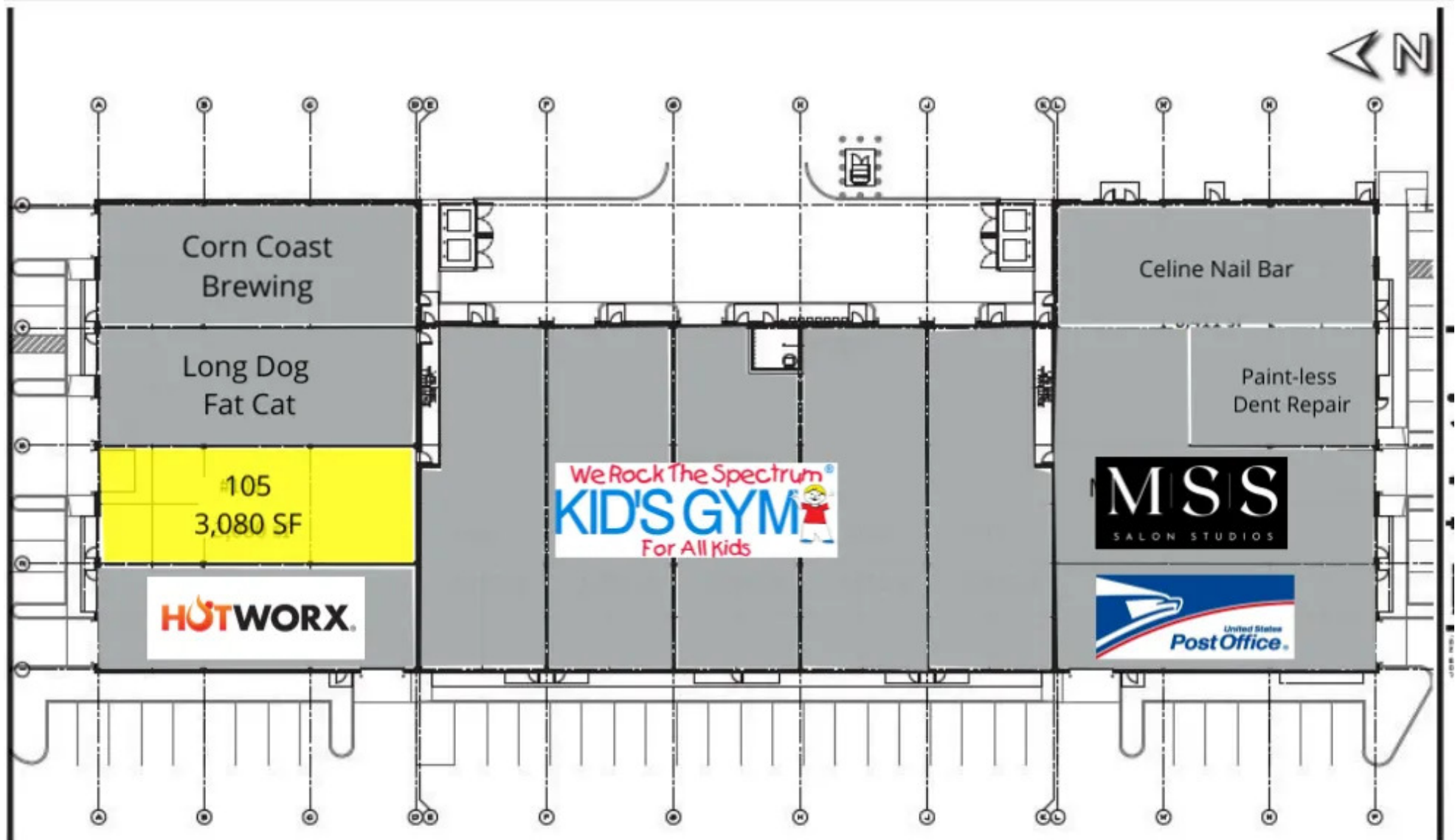
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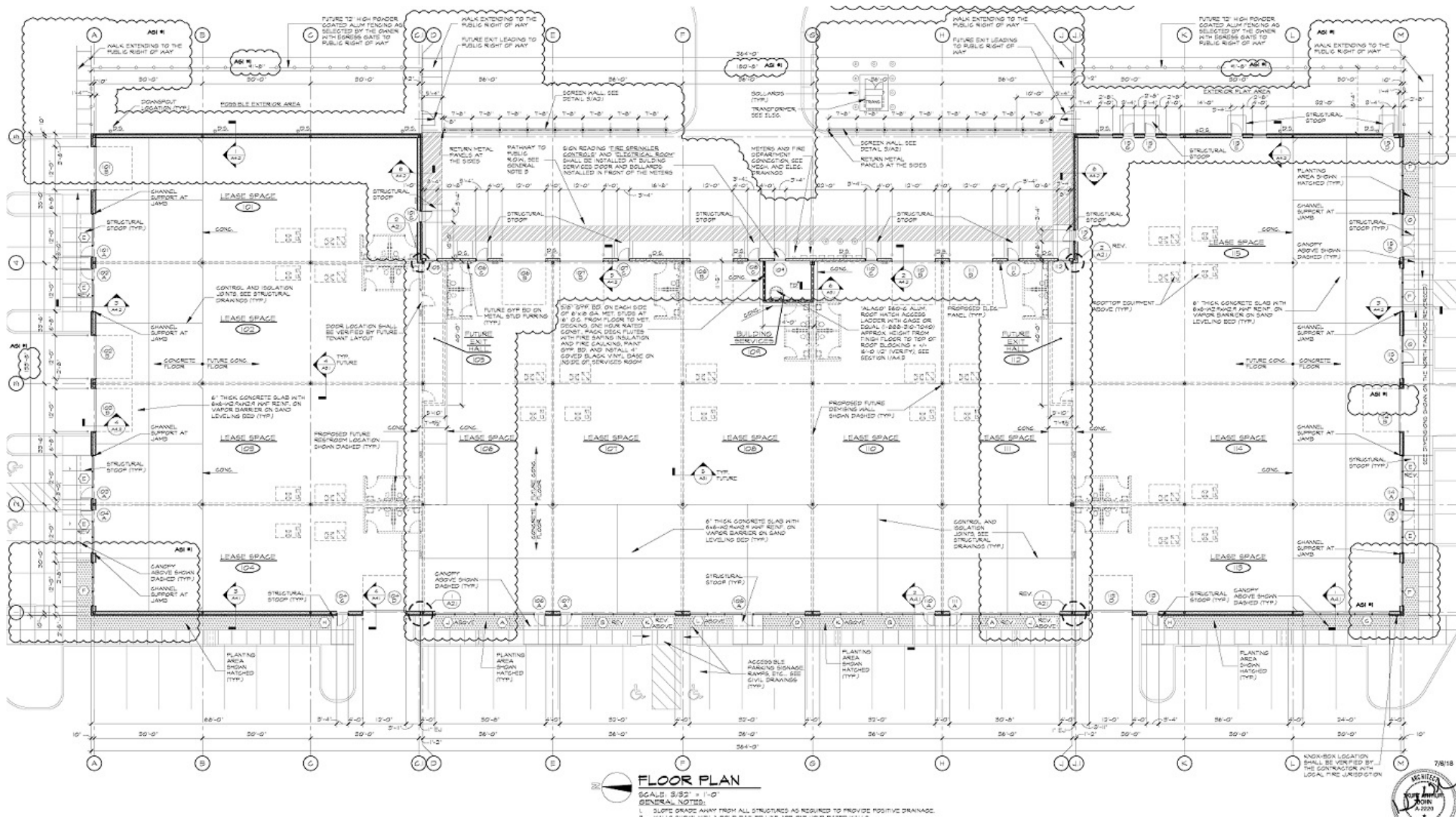
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RETAILER MAP



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ADDITIONAL PHOTOS



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