

FOR LEASE

535 FORTUNE DR, PAPILLION, NE 68046

MEDICAL/OFFICE | 2,351+/- SF | \$16.00 SF/YR (NNN)



Empowered Brokers. Exceptional Results.

PRESENTED BY:

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PROPERTY DESCRIPTION

Turnkey medical/surgical space available in the fast-growing Papillion, Sarpy County market. Campus like setting with many nearby amenities. The property offers office or medical users ample parking and monument signage in a well-maintained professional center.

PROPERTY HIGHLIGHTS

- Monument signage
- Well established professional tenants
- Turnkey surgical suite
- Ample onsite parking

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LOCATION DESCRIPTION

Located off 72nd & Cornhusker in the fast-growing city of Papillion. This former surgical center is in a highly desirable area with many nearby amenities.

OFFERING SUMMARY

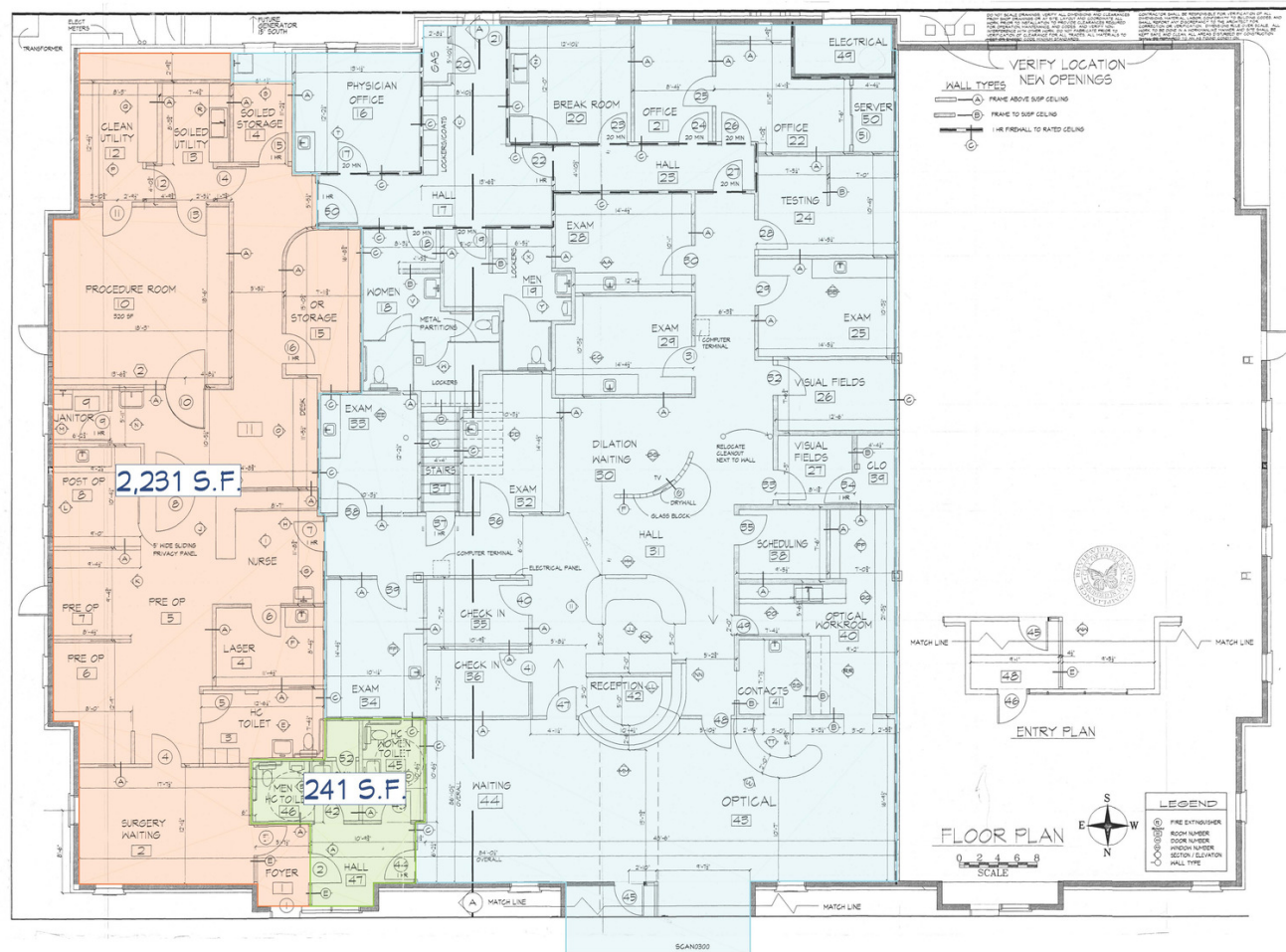
Lease Rate:	\$16.00 SF/yr (NNN)
NNN Expenses:	\$6.12 PSF
Available SF:	2,351+/- SF
Availability:	30 Days

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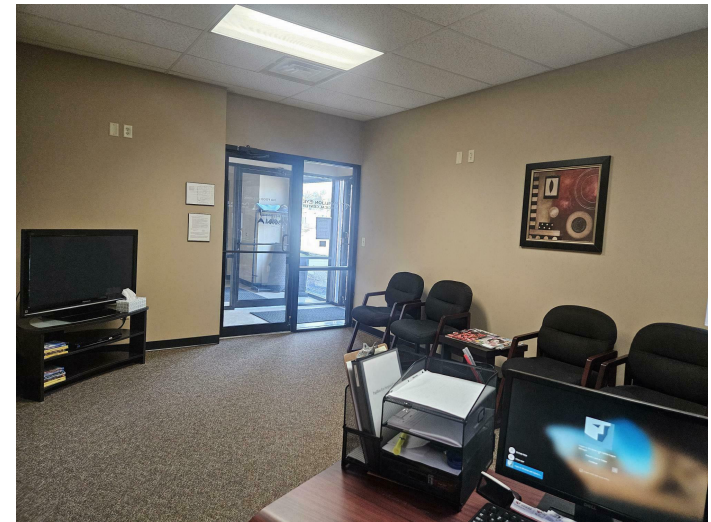
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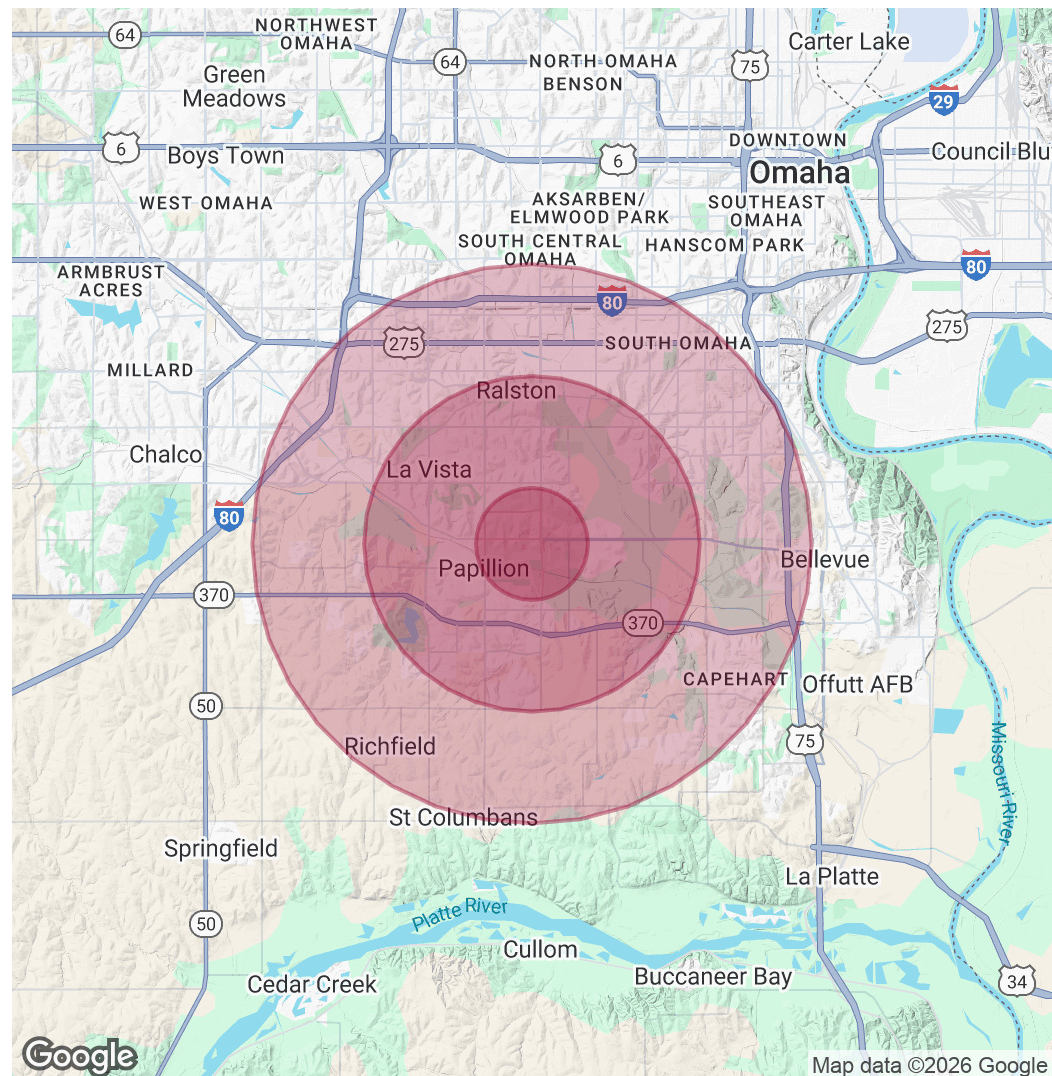
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,984	70,198	172,932
Average Age	38	39	37
Average Age (Male)	38	37	36
Average Age (Female)	39	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,500	26,320	66,157
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$137,559	\$124,785	\$104,984
Average House Value	\$318,760	\$321,778	\$286,121

Demographics data derived from AlphaMap



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