

FOR LEASE

535 FORTUNE DR, PAPILLION, NE 68046

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



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
Empowered Brokers. Exceptional Results.

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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

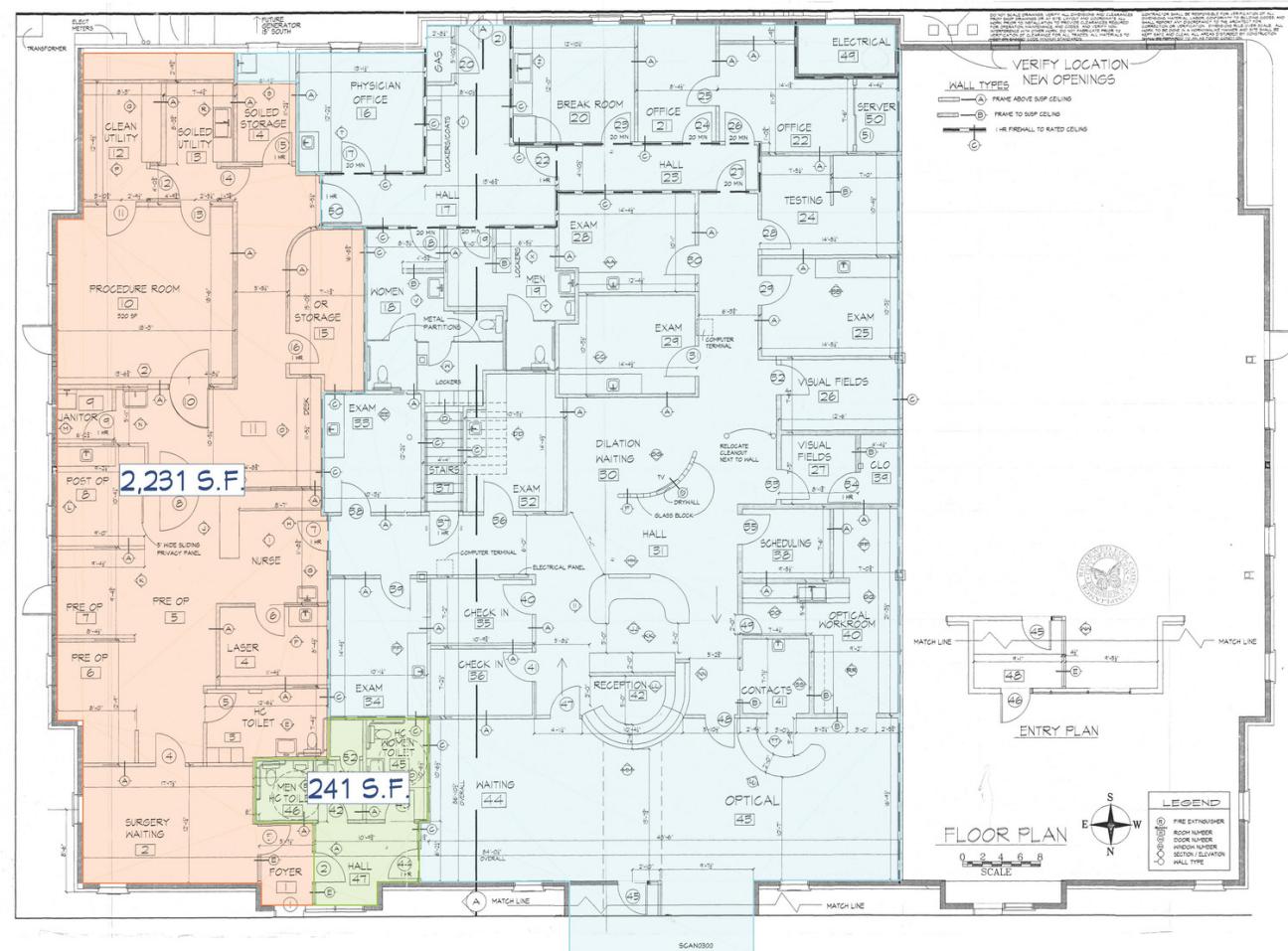
Lease Rate:	\$16.00 SF/yr (NNN)
NNN Expenses:	\$6.12 PSF
Available SF:	2,351+/- SF
Availability:	30 Days

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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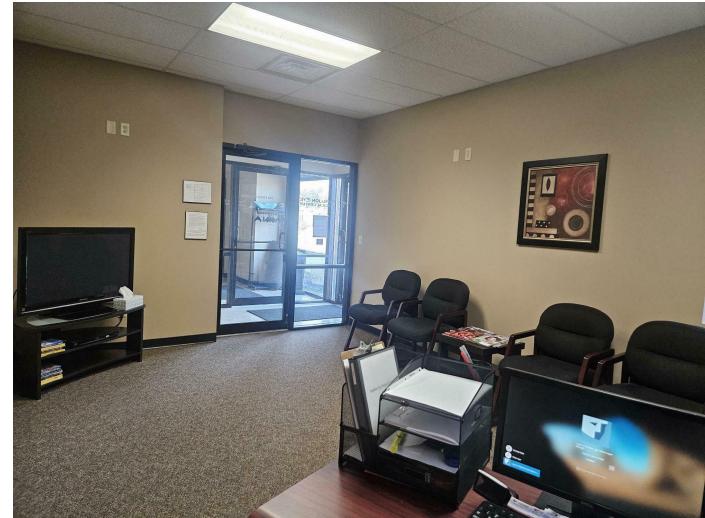
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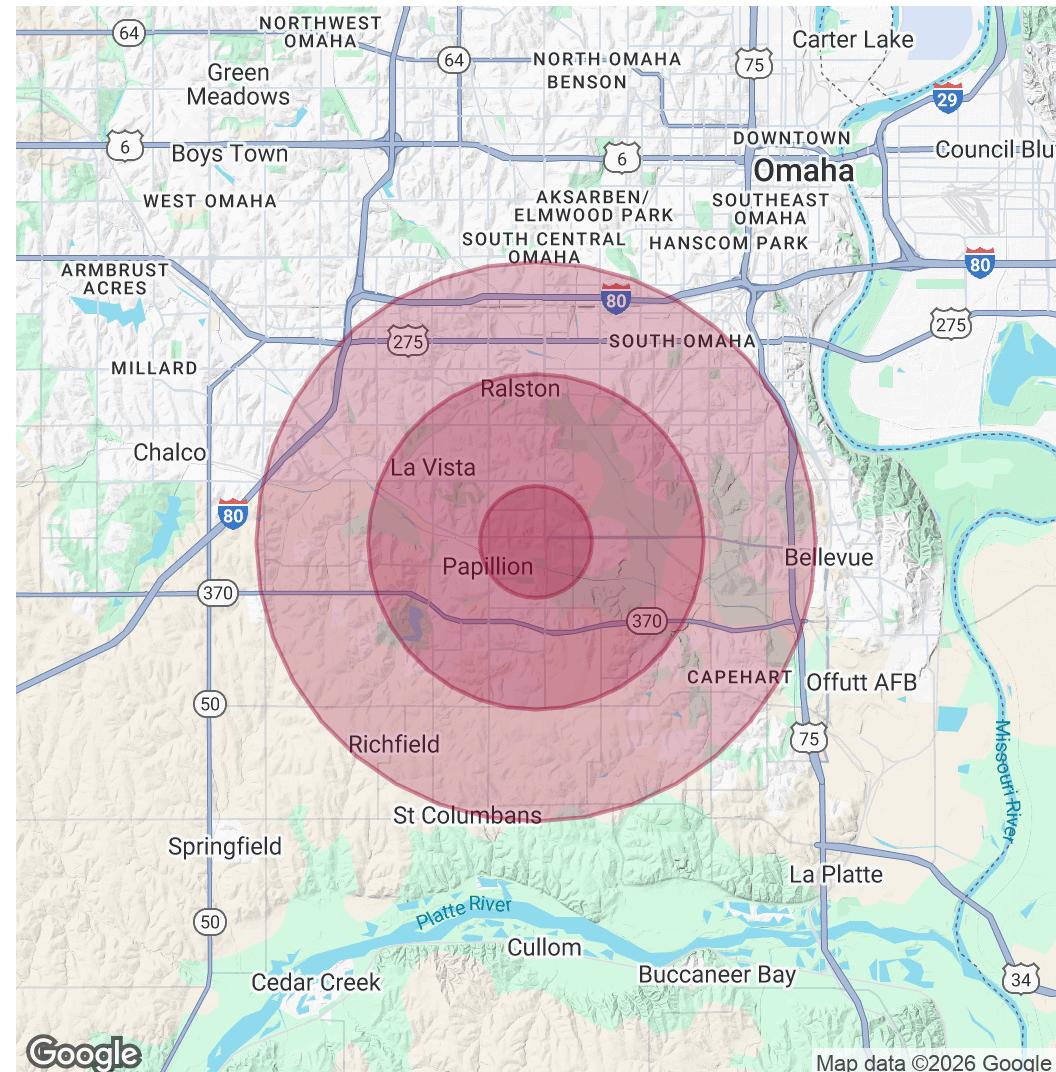
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,984	70,198	172,932
Average Age	38	39	37
Average Age (Male)	38	37	36
Average Age (Female)	39	40	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,500	26,320	66,157
# of Persons per 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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