

Lease Rate NNN: \$11.00 PSF
CAM: \$6.35 PSF
\$2,500.00 Per Month

Property

Bay: 2 Floors
Main Floor: 1,730 SF
Ceiling Height: 14 FT
Entrances: 2
Basement: 1,760 SF
ADA Bathrooms: 2
Class: "B" Space
Renovated: 2016
HVAC: FHA & AC
Ceiling: Open
Sprinklers: Exposed Wet
Security System Available: Yes
Parking: On Street Metered
Rear (Paved) 1,320 SF
Utilities: Tenant Pays
Trash incl. in CAM
Bus Route: Yes
Zoning: C-4
Interstate Access: I-480 I-29 I-80
Minutes from Omaha
Traffic: 14,516 VPD*
FEMA Zone: AE

Traffic Count by TrafficMetrix

Demographics >>

| | 1 mile | 3 miles |
|-------------------|----------|----------|
| Population | 12,626 | 53,263 |
| Households | 5,357 | 21,425 |
| Median Age | 38.70 | 39.80 |
| Median HH Income | \$46,566 | \$59,588 |
| Daytime Employees | 11,190 | 30,504 |

Demographics by CoStar®

Note: All measurements are approximate, not drawn to scale.

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Commercial

331 Village Pointe Plaza

Omaha NE 68118

Retail/Office/Medical For Lease
148 W Broadway St
Council Bluffs IA 51503



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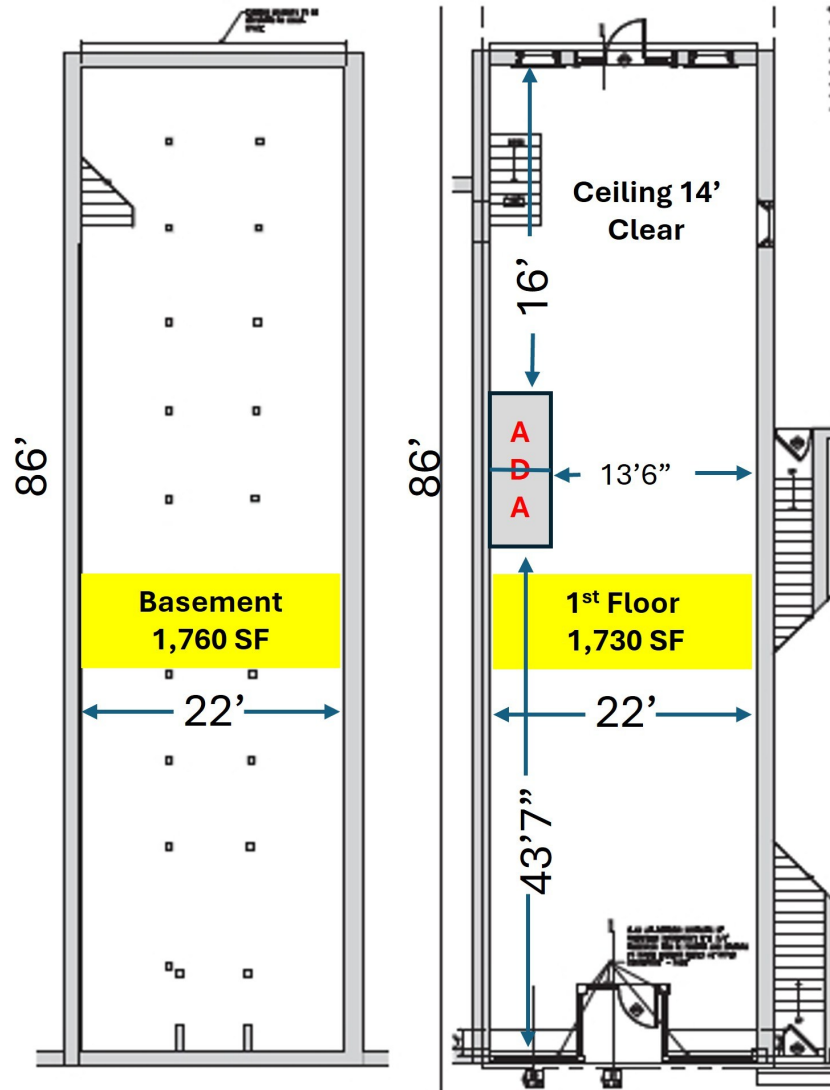
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Rear of Building



Front of Building

** Floor plan measurements are approximate and are for illustration purposes only.

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