

# FOR LEASE - L STREET MARKETPLACE

## 12300 K PLAZA, OMAHA, NE 68137

RETAIL | 1,146 - 21,344 SF | \$16.00 - 24.00 SF/YR (NNN)



 **LEE &  
ASSOCIATES**  
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## PROPERTY DESCRIPTION

L Street Marketplace is Omaha's premier retail power center located on the NWC of 120th & L Streets. This center offers the strongest lineup of anchor tenants including Super Target, Ross Dress for Less, Old Navy, Cost Plus World Market, Michael's, Ulta, Golf Galaxy and more. Neighboring retailers include Sam's Club, Super Walmart and Home Depot. This regional shopping destination gives customers the opportunity to visit all their favorite stores in one afternoon offering a shopping experience like nowhere else in the metro.

The strong lineup of restaurants adds to the visitors each day by providing some of the best eating options available with Noodles & Co., Qdoba, Teriyaki Madness, Pickleman's, Hardee's, and Jason's Deli. This is the ultimate next location for your retail business.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 - 24.00 SF/yr (NNN)
<b>Available SF:</b>	1,146 - 21,344 SF
<b>NNN:</b>	\$7.58 PSF

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## HIGHLIGHTS

- L Street Marketplace has 4.6 million visits annually.
- Located at 120th & L Street with 98,000 cars per day.
- Prime corridor with over 1,000,000 SF of retail from 120th to 132nd.
- Most coveted retail submarket.
- Anchor spaces 100% leased!
- Premier 4,000 SF end cap (divisible) available (former Mattress Firm).
- Up to 4,682 SF available at the I Street entrance.
- 0.49 AC pad site available to ground lease or purchase.

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
U5-U6	1,146 - 2,292 SF	NNN	\$16.00 SF/yr
U8	2,390 SF	NNN	\$16.00 SF/yr
U5-U8	4,682 SF	NNN	\$16.00 SF/yr
X1	2,000 - 4,000 SF	NNN	\$24.00 SF/yr
Pad Site (0.49 Acres)	21,344 SF	Ground Lease or Sale	Negotiable

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**FOR LEASE**  
**SUITE U8 - 2,390 SF**

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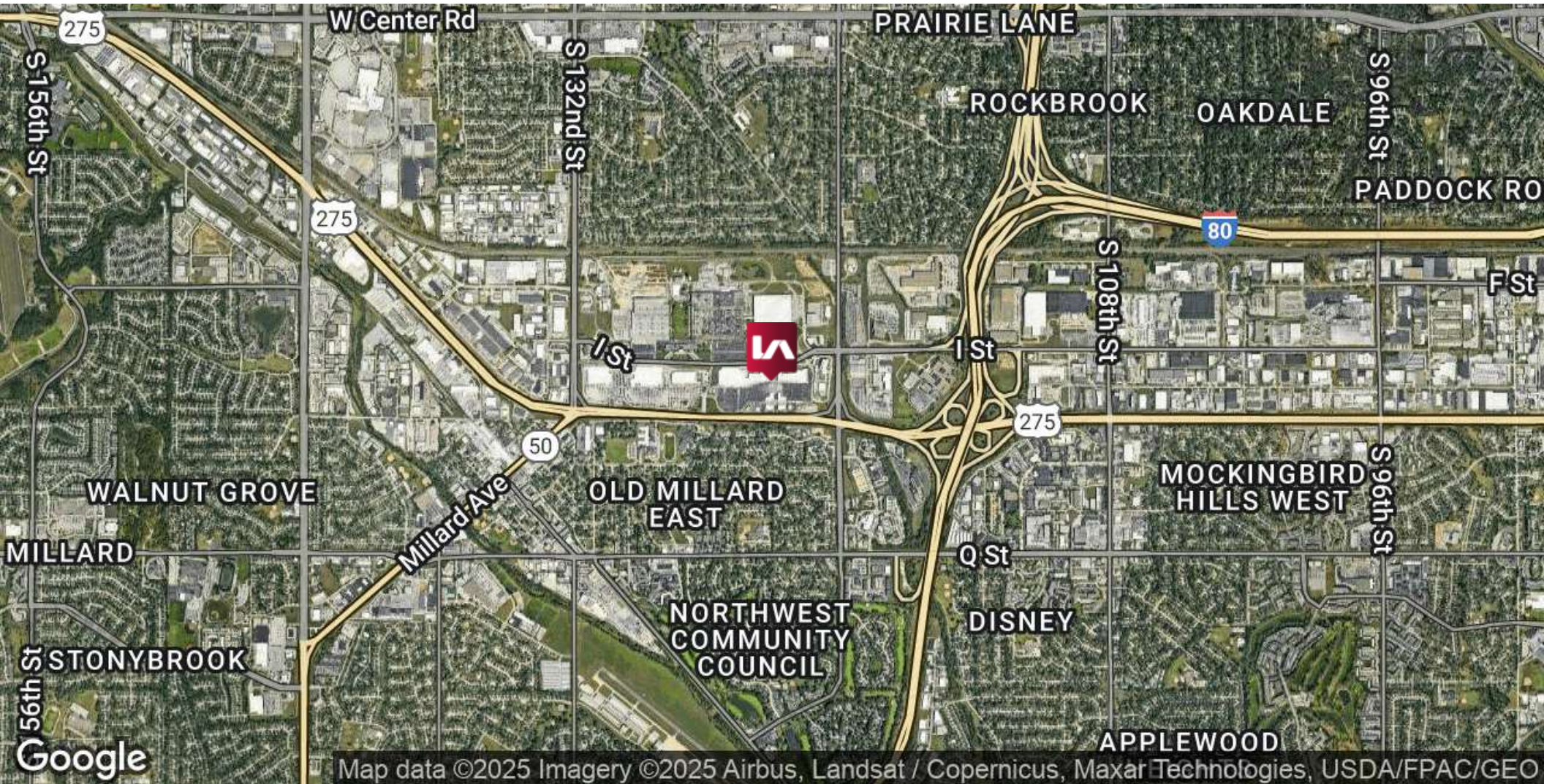
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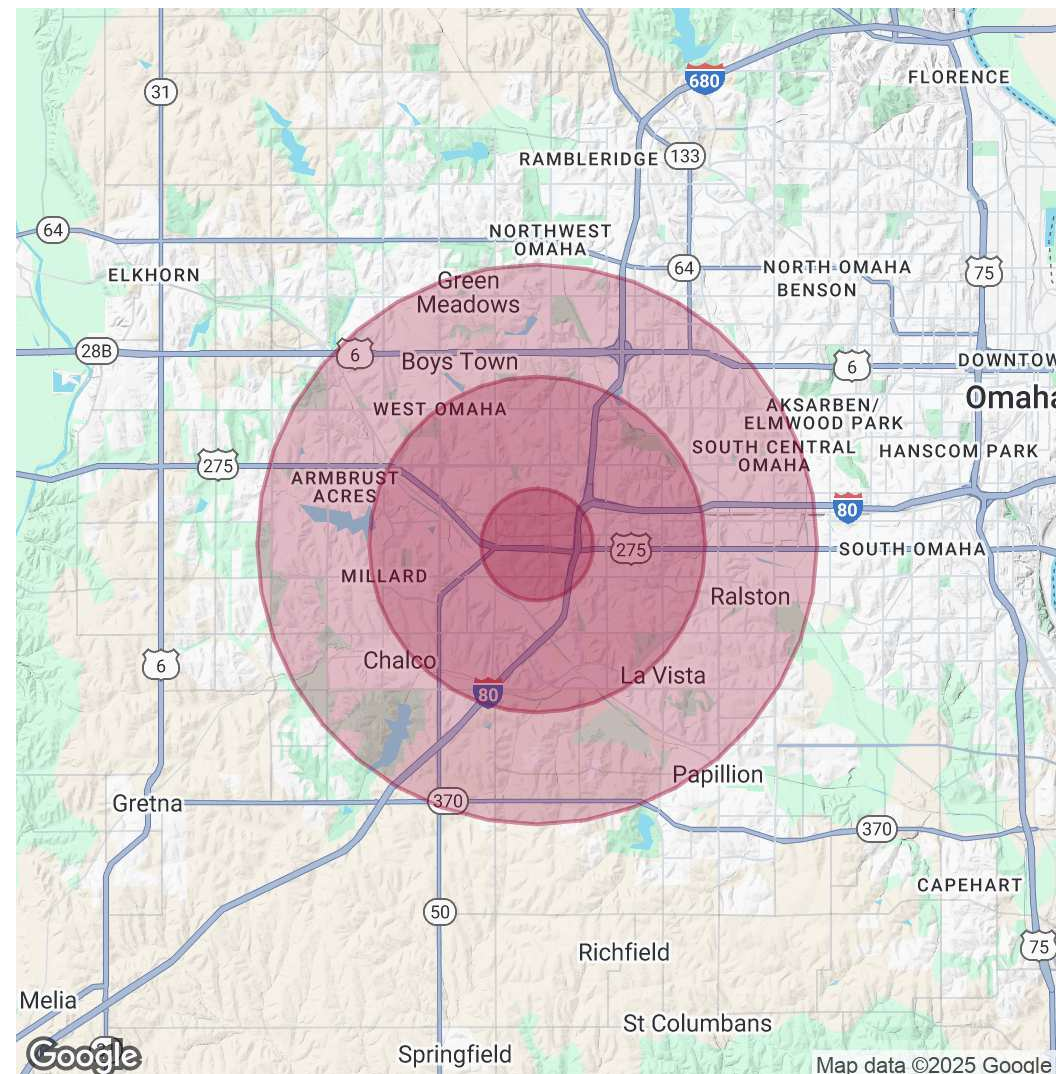
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,029	88,680	224,801
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,250	37,258	93,224
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$85,645	\$103,074	\$117,593
Average House Value	\$236,962	\$288,210	\$325,848

Demographics data derived from AlphaMap



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