

FOR LEASE

18118 EVANS STREET, OMAHA, NE 68022

RETAIL | 1,400 - 5,075 SF | \$30.00 - \$32.00 SF/YR (NNN)



PRESENTED BY:

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PROPERTY DESCRIPTION

The creators behind Osaka Steakhouse & Sushi Bar are planning for a new building at 183rd & W Maple! Join Kyoto restaurant in 1,400-5,075 SF. Expected to deliver to tenants Q1 2026. The property features ample parking and amazing visibility to W Maple Road.

PROPERTY HIGHLIGHTS

- Brand new W Maple retail building
- Join Kyoto Japanese Steakhouse & Sushi
- Easy access & high visibility

LOCATION DESCRIPTION

Located on 183rd & W Maple, the site is surrounded by strong demographics, new schools, Kroger, Costco and 175,000 SF volleyball, basketball and pickleball facility.

OFFERING SUMMARY

Lease Rate:	\$30.00 - \$32.00 SF/yr (NNN)
NNNs:	\$10.00 PSF (est)
Available SF:	1,400 - 5,075 SF

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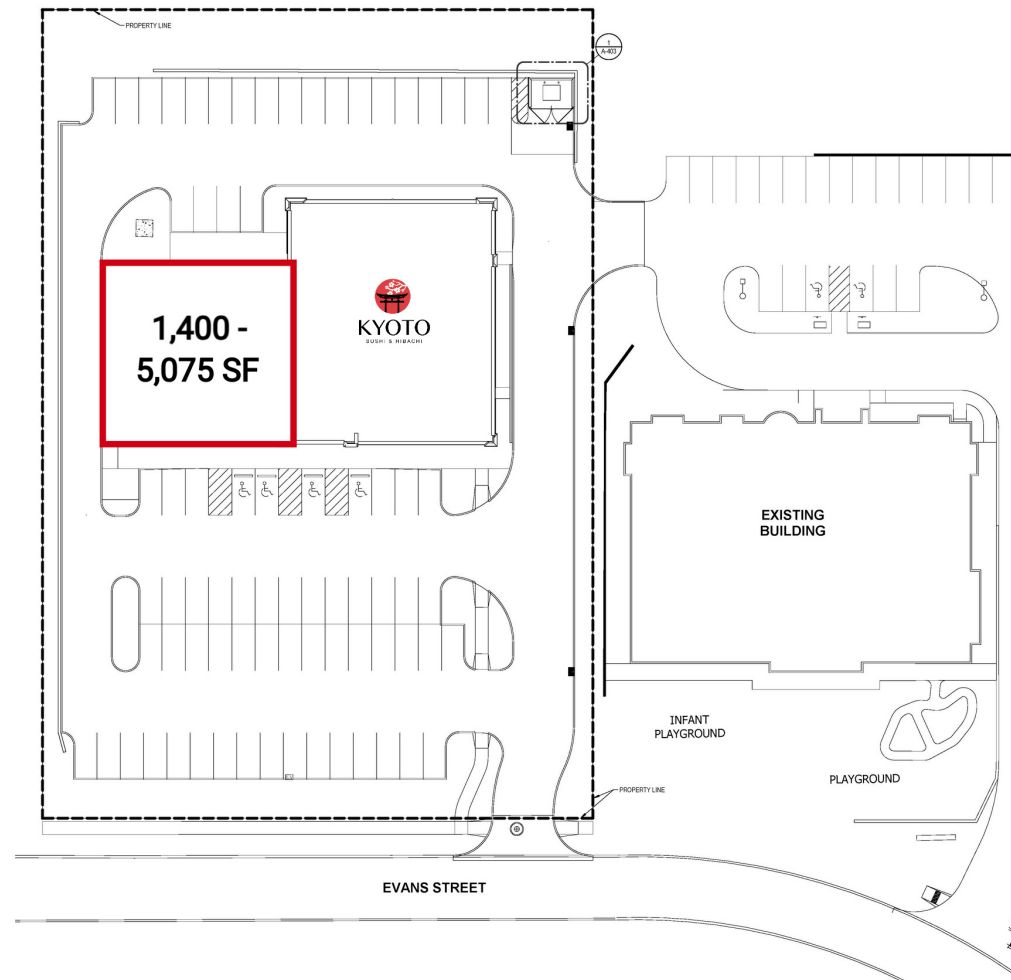
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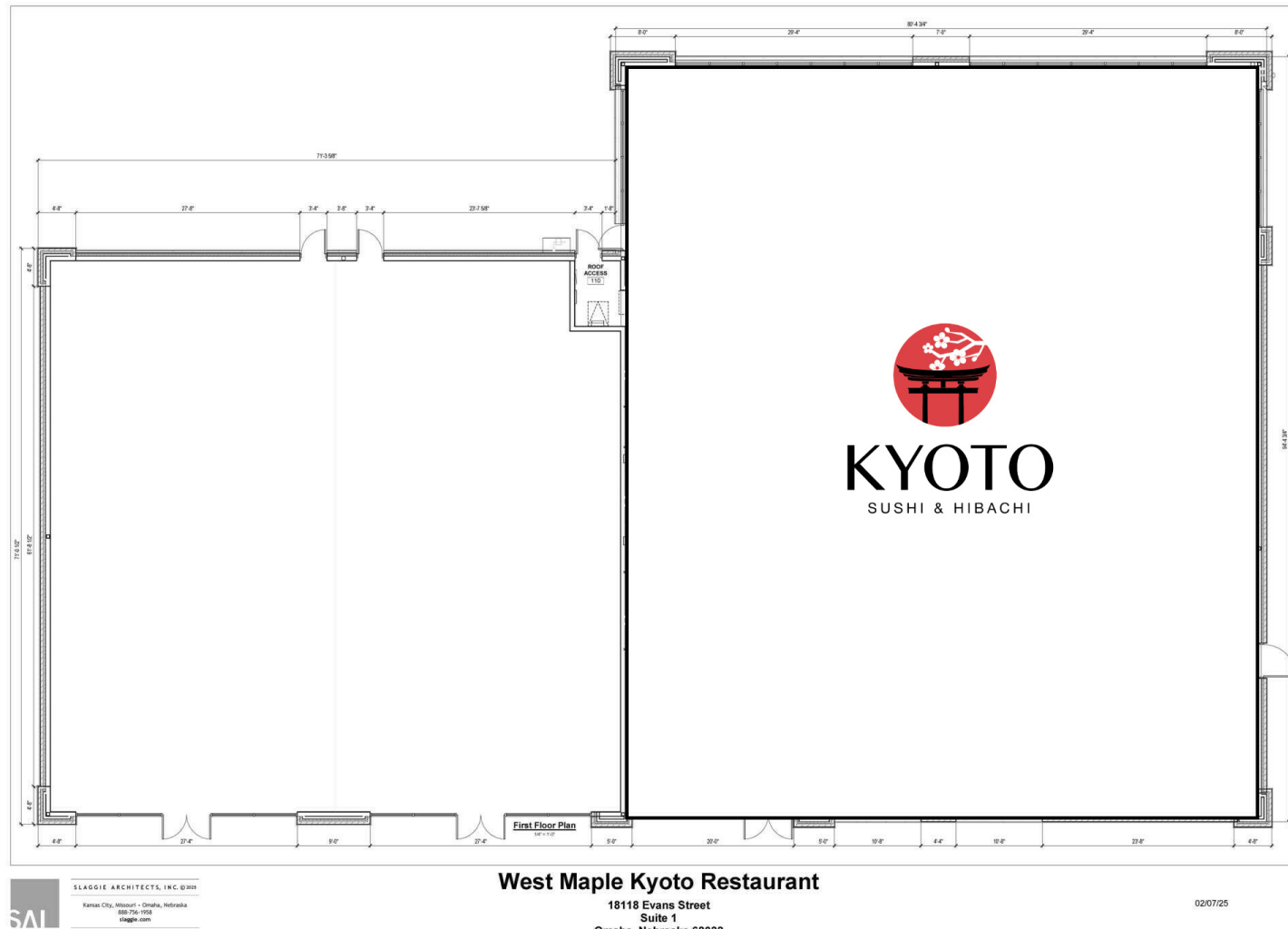
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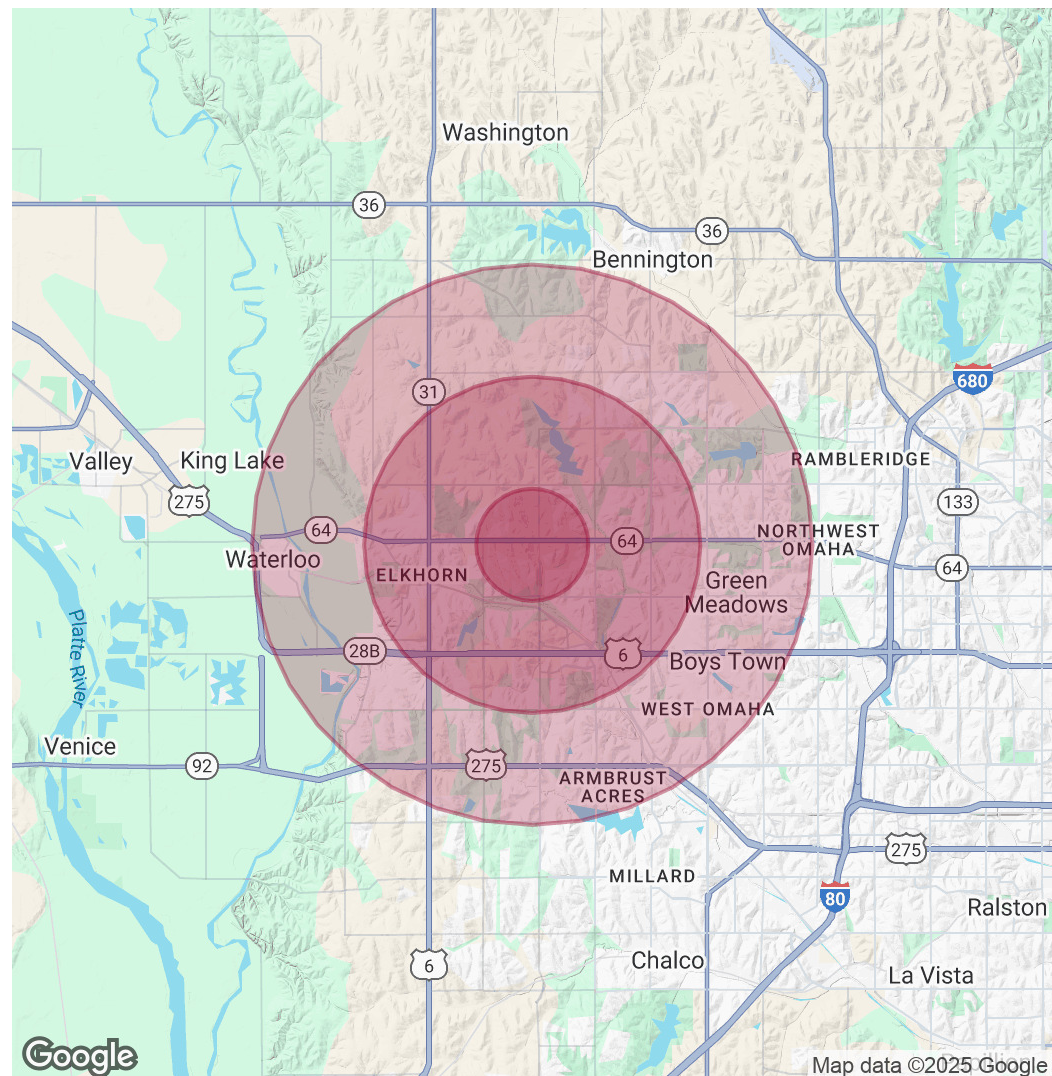
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,428	67,896	151,757
Average Age	33	37	38
Average Age (Male)	32	36	37
Average Age (Female)	33	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,221	24,938	55,552
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$163,277	\$154,871	\$155,778
Average House Value	\$447,602	\$429,244	\$421,886

Demographics data derived from AlphaMap



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