



Colleen Mason
colleen@oak-ire.com
402.702.2713

Gabby Estivo
gabby@oak-ire.com
402.702.2718

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PROPERTY HIGHLIGHTS

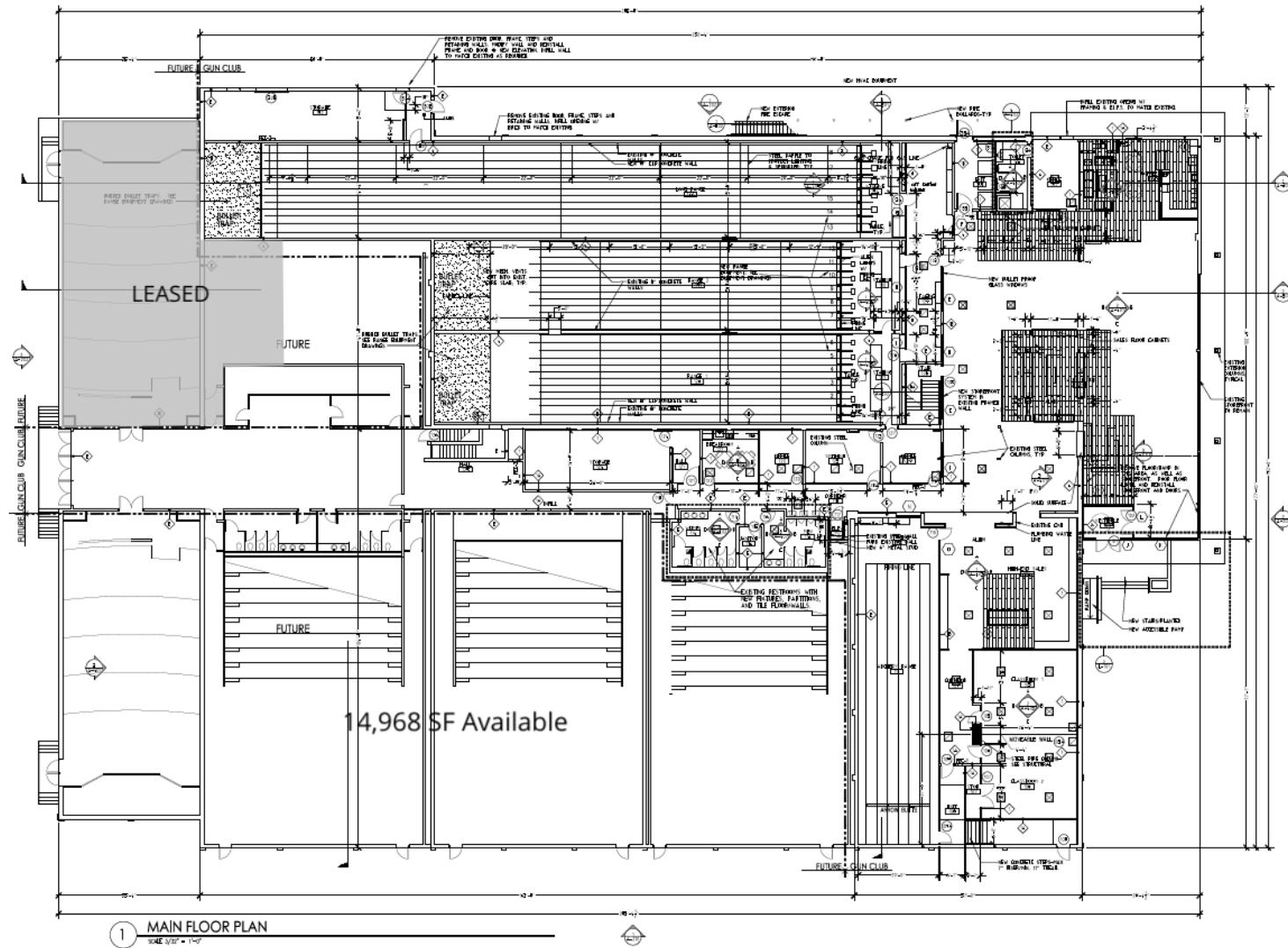
- Centrally located 52,402 SF Retail/Industrial Flex property on 3.13 acres with excellent demographics and easy access to 84th Street, Center Street, and I-80.
- The building is currently partially leased to Nebraska Parkour, occupying 2,750 SF.
- Vacant space includes 24,976 SF formerly occupied by Frontier Justice, an indoor shooting range. This space features a retail showroom, reception area, private meeting space, and three indoor shooting ranges (two 25-yard lanes and one 50-yard lane).
- The building includes four former movie theaters totaling 14,968 SF, offering a unique opportunity for repurposing into a wide range of uses.
- Ideally suited for a gun range, sports facility owner-user, big box conversion, or future redevelopment.

RENT ROLL

TENANT	RENTABLE SF	SF OCCUPIED	LEASE EXPIRATION	INITIAL TERM	OPTIONS
Nebraska Parkour	2,750 SF	2,946 SF	2029	7 Years	(1) 5 Year

PROPERTY DETAILS

Price	\$4,200,000
Building Size	52,402 SF
Occupancy	5%
Tenancy	Multiple
Year Build	1967
Type	Retail/Industrial
Zoning	CC
Lot Size	3.13 Acres
Ceiling Max	25'
Drive-In Bays	2
Parking Spaces	157
Traffic Count	48,876 vehicles per day



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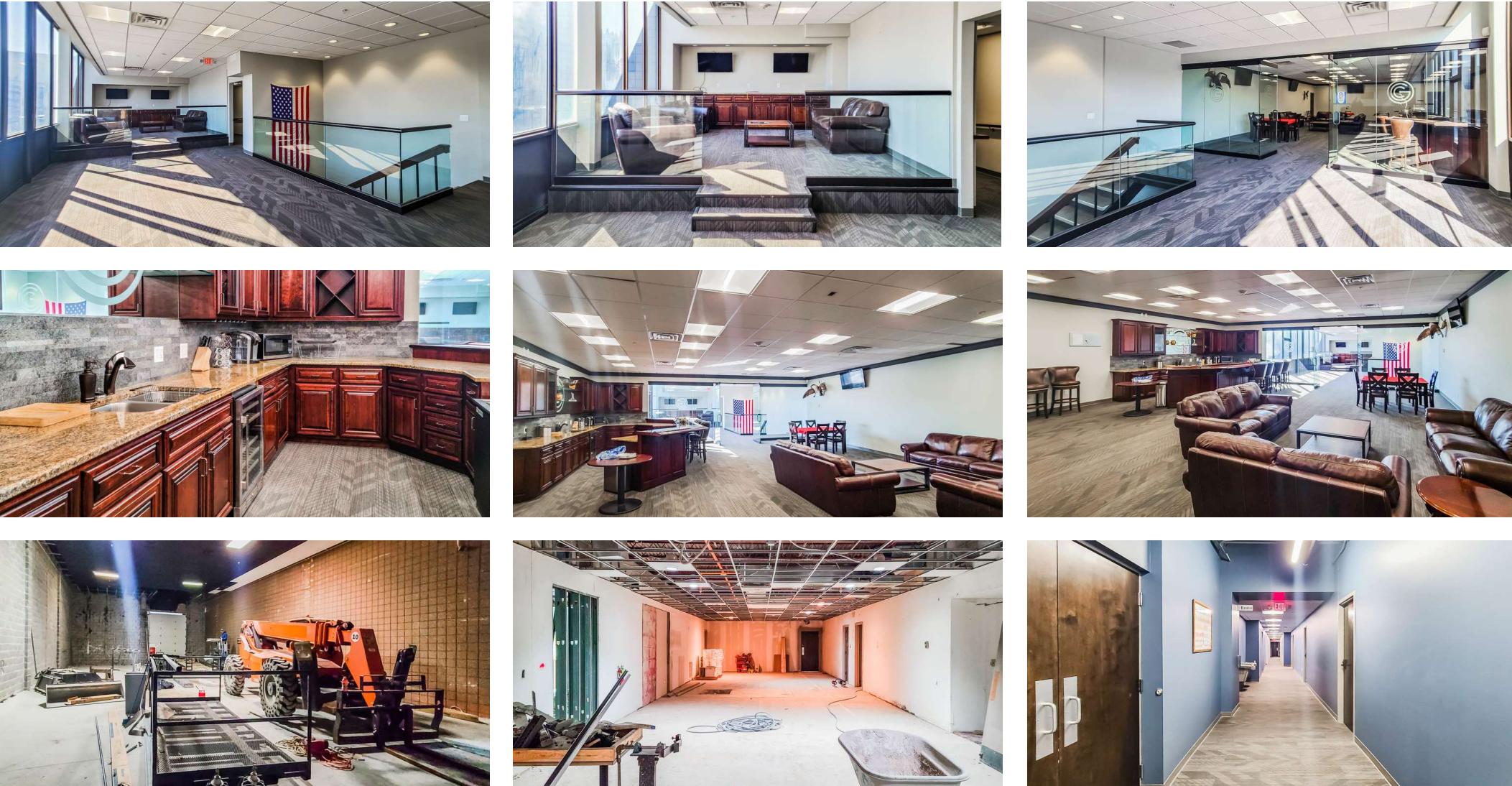


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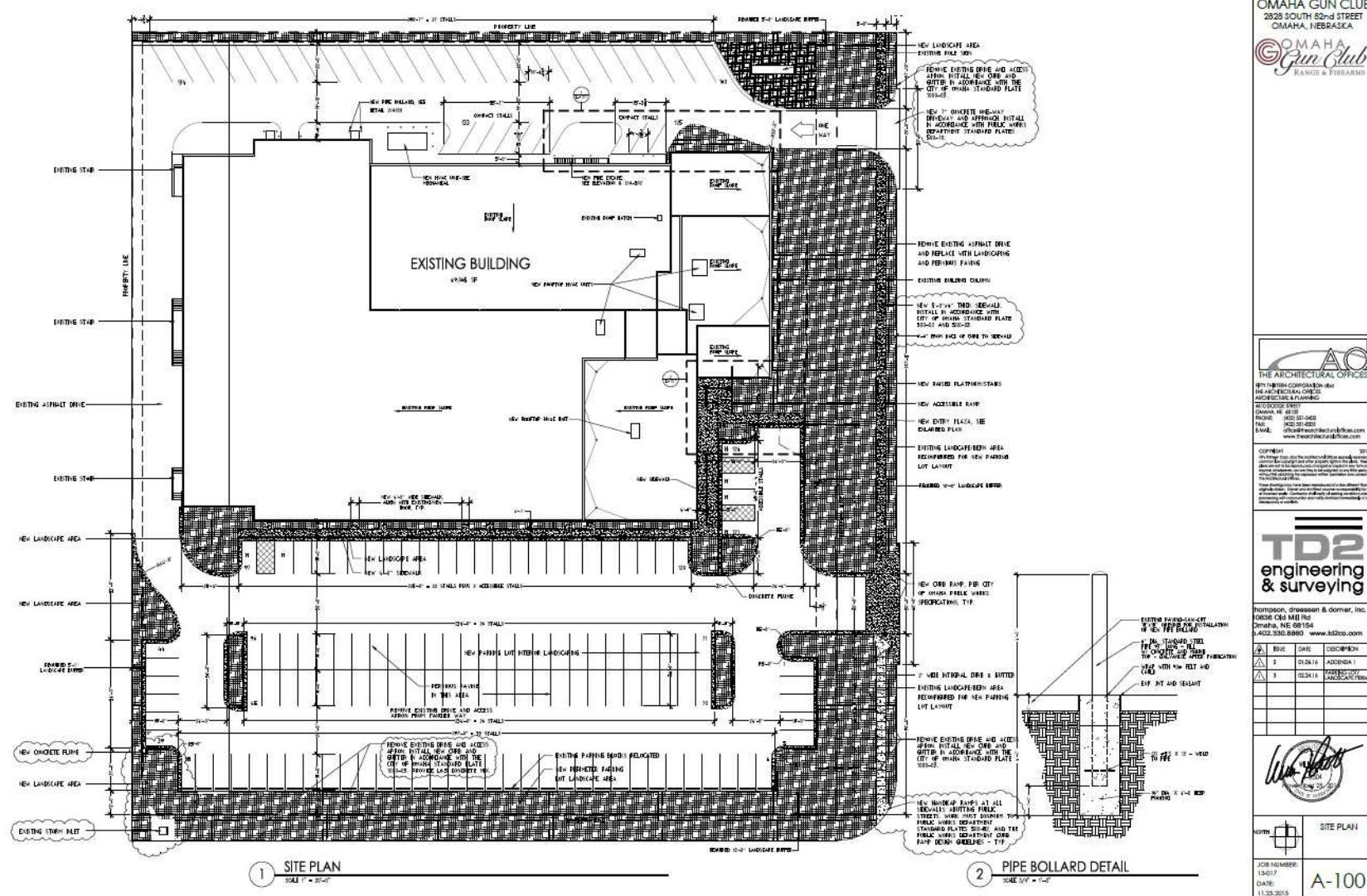
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,963	82,008	261,374
Average Age	38.3	37.1	35.4
Average Age (Male)	35.7	35.4	34.2
Average Age (Female)	41.0	38.9	36.7

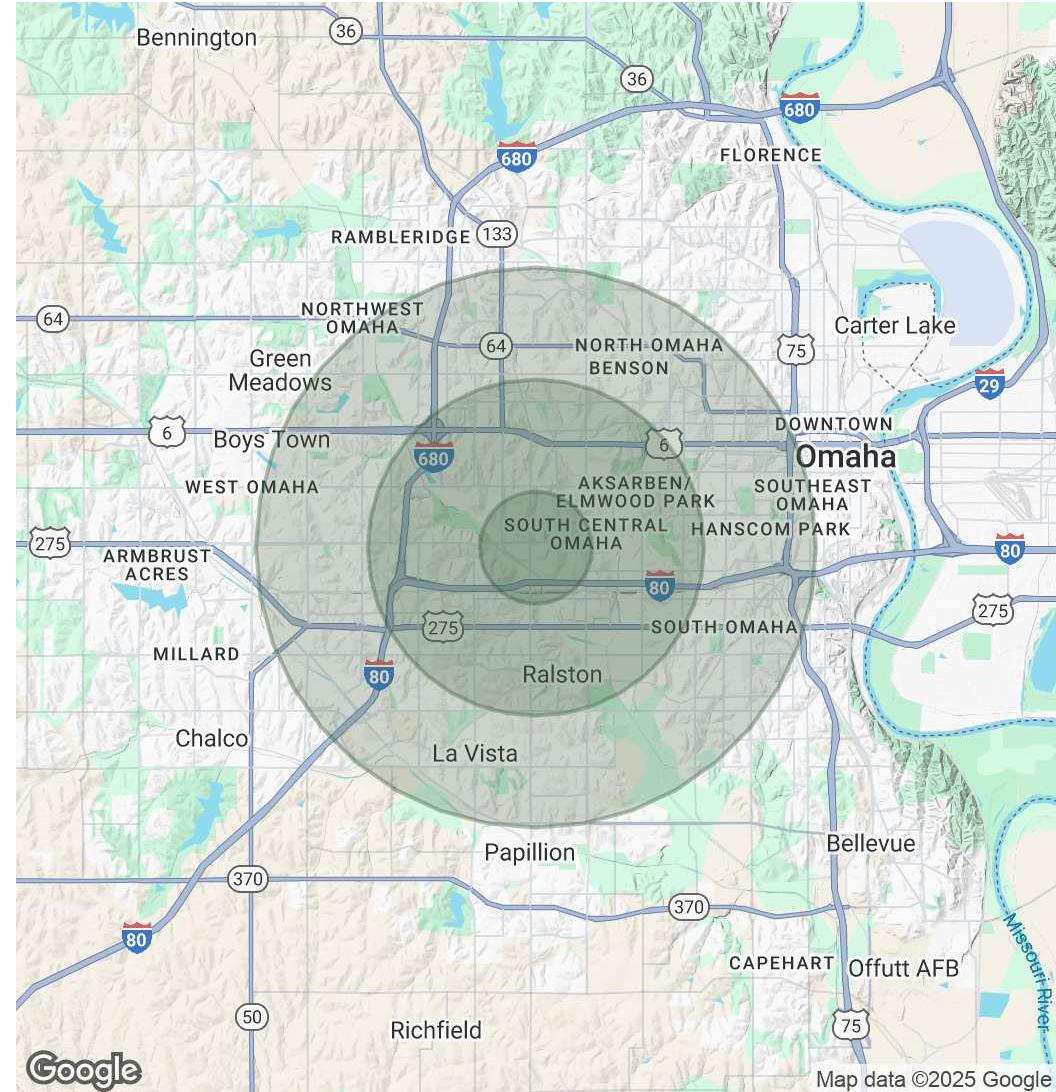
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,923	35,913	111,903
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,168	\$72,800	\$67,210
Average House Value	\$311,350	\$176,895	\$171,597

LOCATION DETAILS

Distance to Interstate 80 .6 Mile | 3 Minutes

TRAFFIC COUNTS

84th & Center Traffic Count	48,476/Day
84th Street Traffic Count	18,300/Day
W Center Road Traffic Count	28,500/Day



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