



CONFIDENTIALITY AND DISCLAIMER

All materials and information received or derived from Oak Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oak Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oak Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oak Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oak Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Oak Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

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



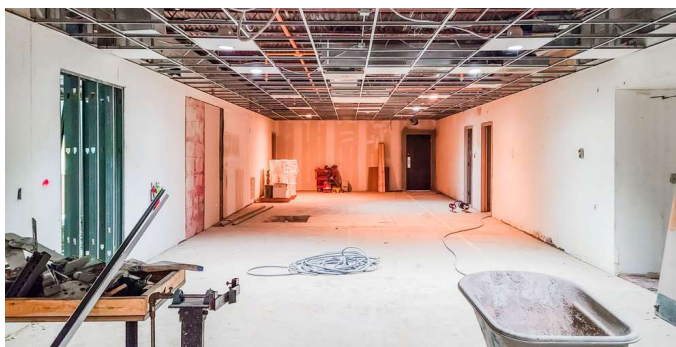
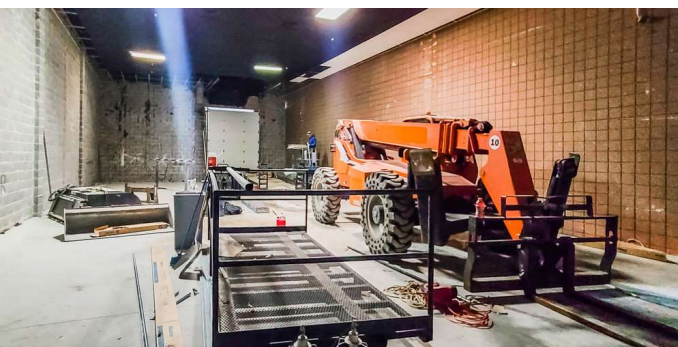
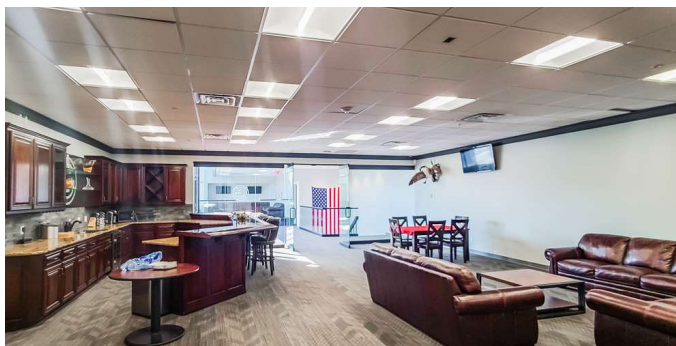


Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

Colleen Mason
colleen@oak-ire.com
402.702.2713

Gabby Estivo
gabby@oak-ire.com
402.702.2718

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Colleen Mason
colleen@oak-ire.com
402.702.2713

Gabby Estivo
gabby@oak-ire.com
402.702.2718

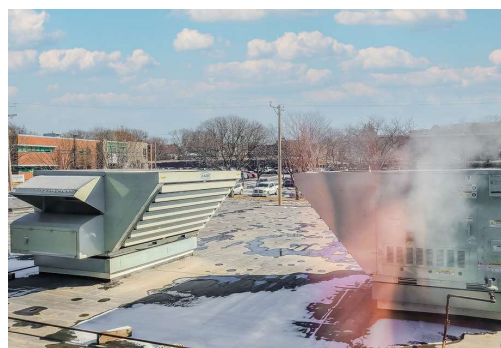
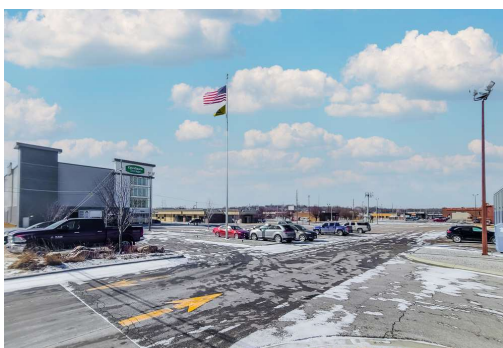
Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Colleen Mason
colleen@oak-ire.com
402.702.2713

Gabby Estivo
gabby@oak-ire.com
402.702.2718

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Colleen Mason
colleen@oak-ire.com
402.702.2713

Gabby Estivo
gabby@oak-ire.com
402.702.2718

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Retail/Industrial Flex Building for Sale

2828 S 82nd Avenue | Omaha, Nebraska 68124

OFFERING MEMORANDUM

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

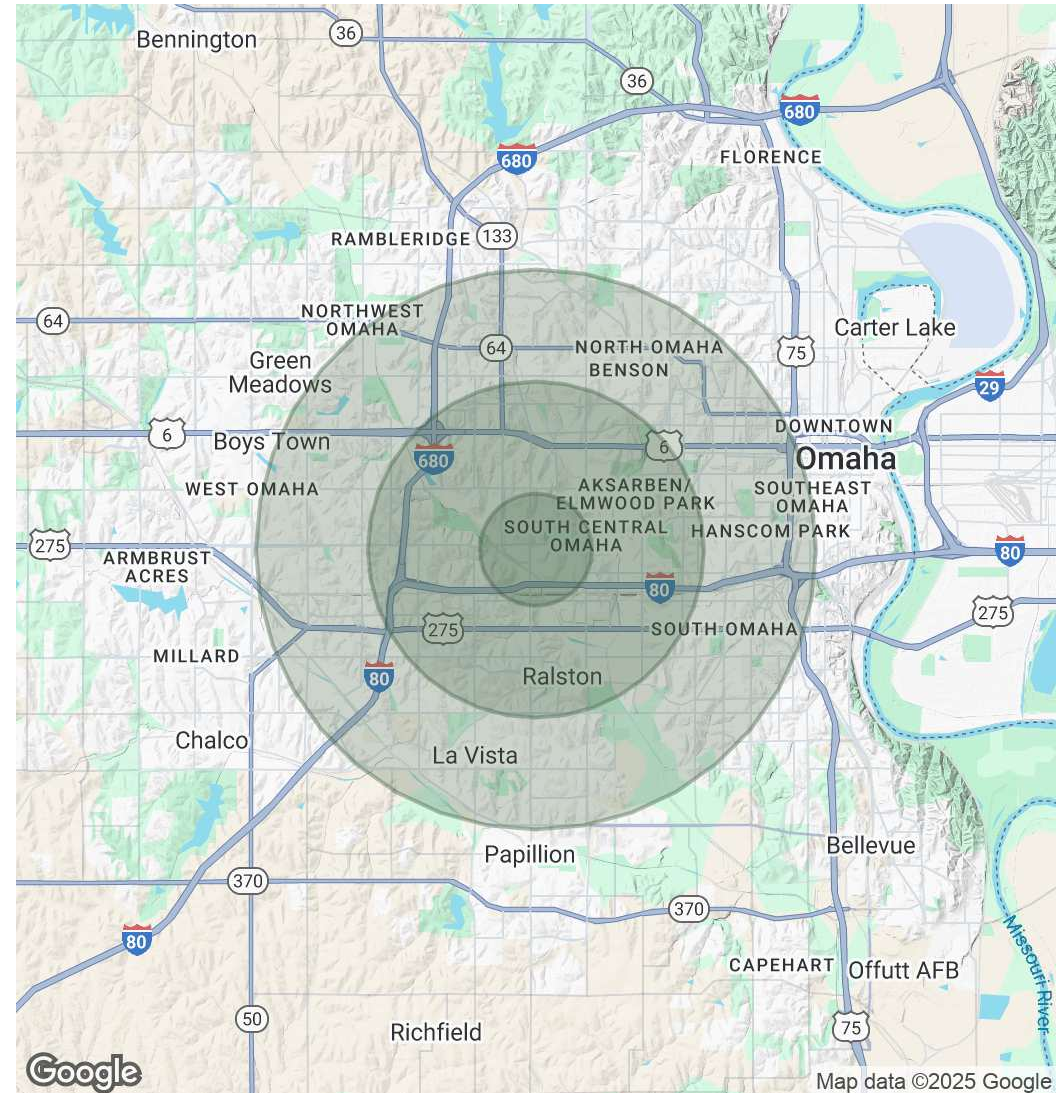
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,923	35,913	111,903
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,168	\$72,800	\$67,210
Average House Value	\$311,350	\$176,895	\$171,597

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



Colleen Mason
colleen@oak-ire.com
402.702.2713

Gabby Estivo
gabby@oak-ire.com
402.702.2718

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.