

FOR SALE & LEASE



PAPILLION MEDICAL OFFICE

10701 South 72nd Street, Papillion, NE 68046

SETH V. CAMPBELL **EDEN STEEN**

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REAL ESTATE

PAPILLION MEDICAL OFFICE | FOR SALE

10701 SOUTH 72ND STREET, PAPILLION, NE 68046



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PROPERTY DESCRIPTION

An excellent opportunity to own a well-maintained, multi-tenant medical office building located in Papillion Professional Park, just north of Highway 370. The building features well-maintained common areas and established, long-term tenants, providing a professional setting for medical and office users. Contact agent for details.

LOCATION DESCRIPTION

Conveniently located near S 7nd St and Cederdale Rd in Papillion, NE.

OFFERING SUMMARY

Sale Price:	\$1,750,000.00
Building SF:	10,000 SF
Lot Size:	1.04 Acres

PROPERTY DETAILS

Property Type:	Office, Medical Office
Class:	B
Floors:	1
Year Built:	2004
Zoning:	Commercial
Tenancy:	Multiple

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SUITE 100

PROPERTY DESCRIPTION

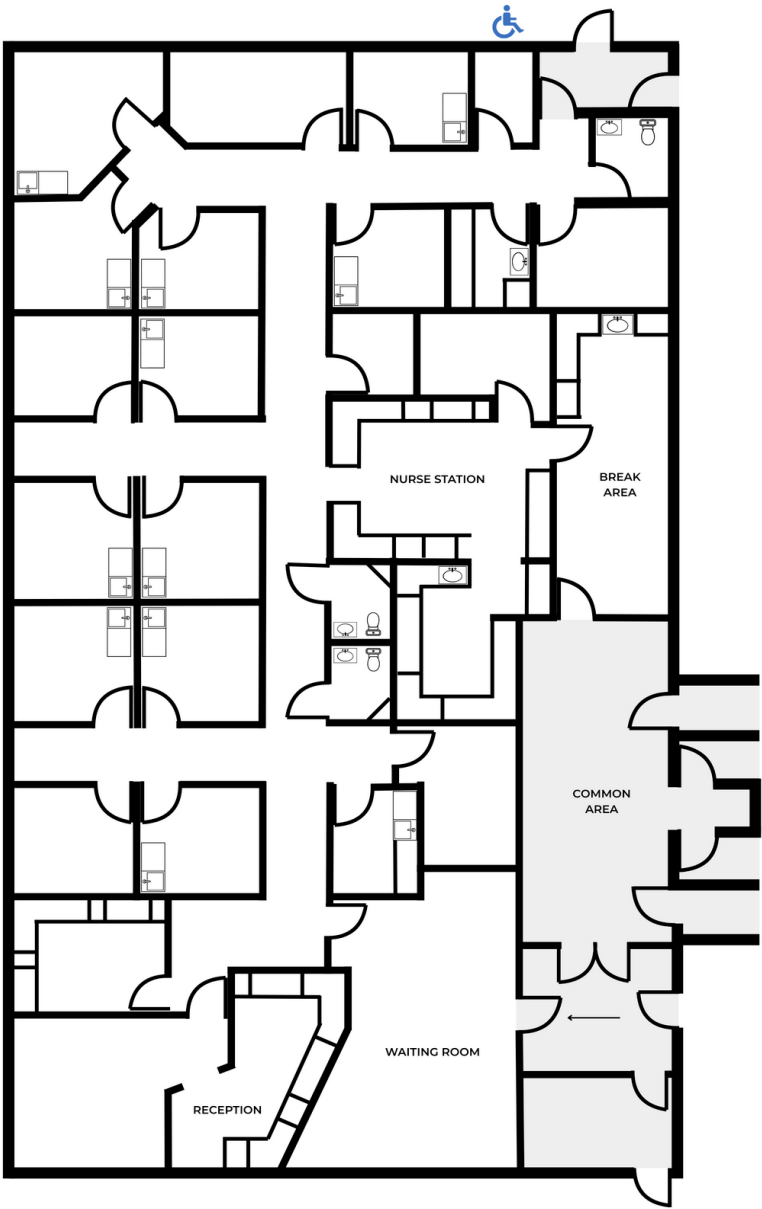
A prime opportunity for a medical user seeking a functional and professional office space. The suite features a reception area, multiple private offices and exam rooms, a back office, and a break area, providing a well-designed layout ready to accommodate a new user.

PROPERTY HIGHLIGHTS

- Waiting area
- Reception
- Private restrooms
- Multiple windowed offices & exam rooms
- ADA accessible
- Well-maintained common area and restrooms
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$16.95 PSF
Lease Type:	NNN
Available SF:	5,453 SF
Date Available:	January 1, 2027



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PAPILLION MEDICAL OFFICE | OFFICE BUILDING FOR SALE & LEASE

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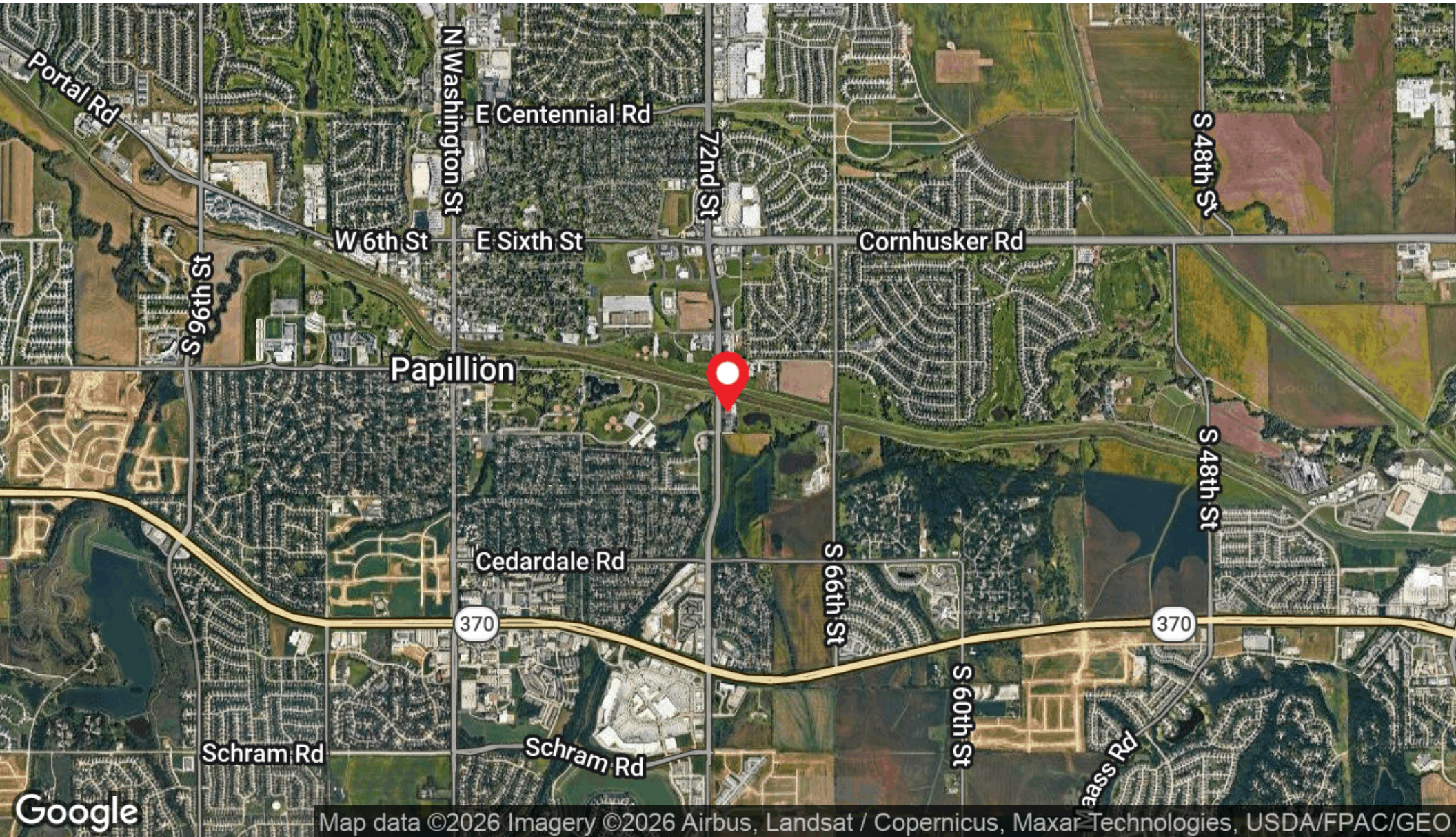
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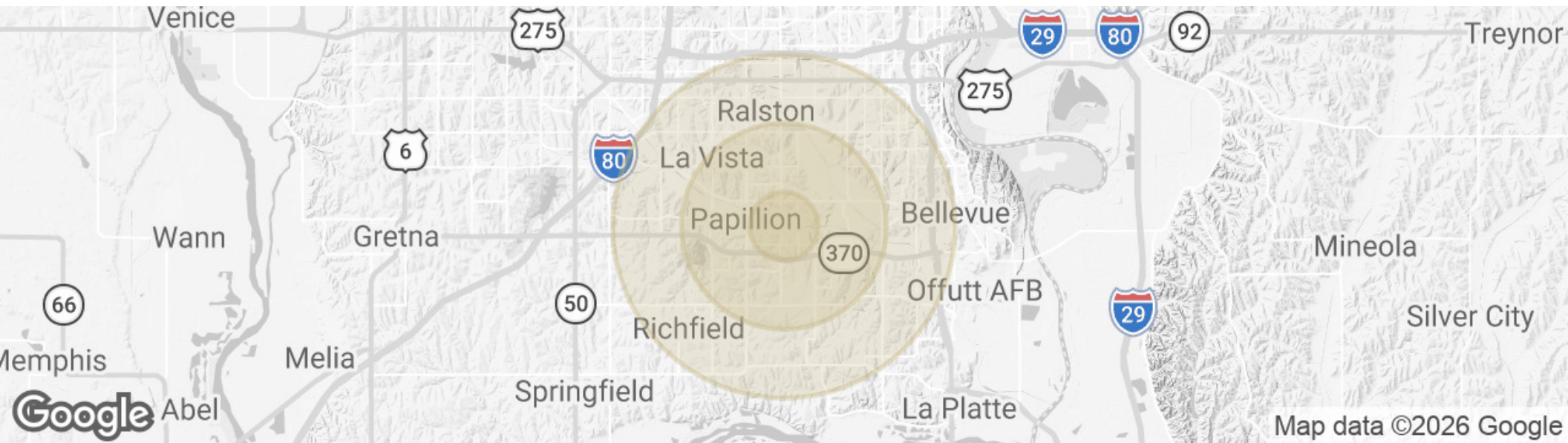
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,558	63,570	157,761
Average Age	41.9	38.4	36.0
Average Age (Male)	39.4	36.7	34.8
Average Age (Female)	44.0	40.2	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,257	24,623	60,484
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$121,820	\$123,046	\$108,206
Average House Value	\$285,888	\$311,137	\$272,761
2023 American Community Survey (ACS)			

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PAPILLION MEDICAL OFFICE | MEET THE TEAM

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