

# FOR LEASE - ECHO PARK

## 144TH & CHANDLER, OMAHA, NE 68138

RETAIL/OFFICE | 2,400 SF | \$18.00 SF/YR (MG)



COMMERCIAL REAL ESTATE SERVICES

### PRESENTED BY:

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**Empowered Brokers. Exceptional Results.**

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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## PROPERTY DESCRIPTION

With the drive through and restrooms already in place, the rest of the space is ready for a tenant to create their ideal build-out. This shell space has ample natural light bleeding through the many large windows throughout the bay, which creates a welcoming and warm environment. Tenants are responsible for utilities.

## PROPERTY HIGHLIGHTS

- Drive-thru
- 280+ apartment units on site
- 80+ assisted living units on site
- Two patios

## LOCATION DESCRIPTION

Echo Park is positioned in a well-established and rapidly growing residential corridor at 144th and Chandler. The site is uniquely anchored by a built-in customer base, featuring 280+ multifamily apartment units and 80+ assisted living units on-site. Easy access to nearby thoroughfares allows tenants to draw customers from the broader west Omaha market.

## OFFERING SUMMARY

**Lease Rate:** \$18.00 SF/yr (MG)

**Available SF:** 2,400 SF

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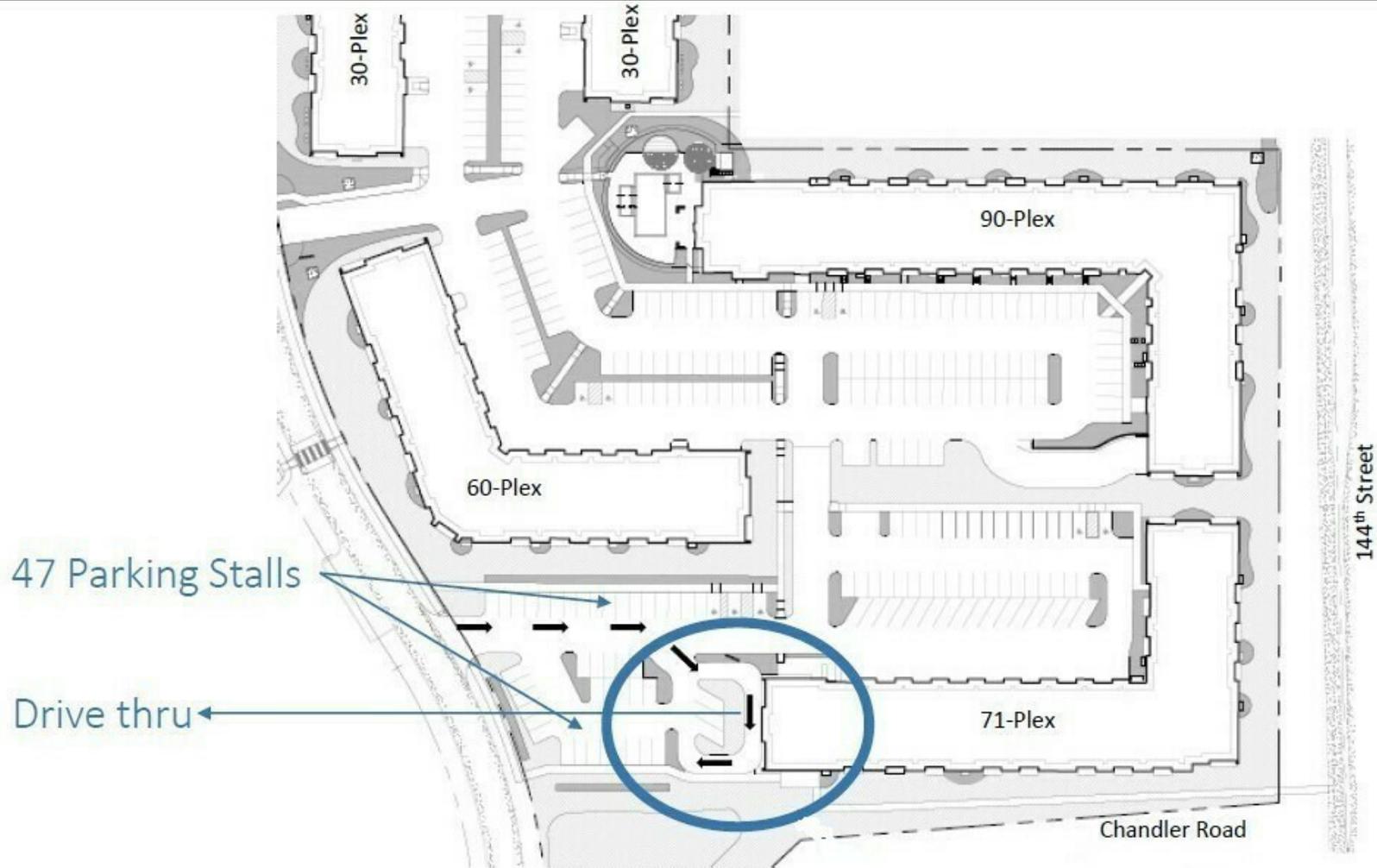
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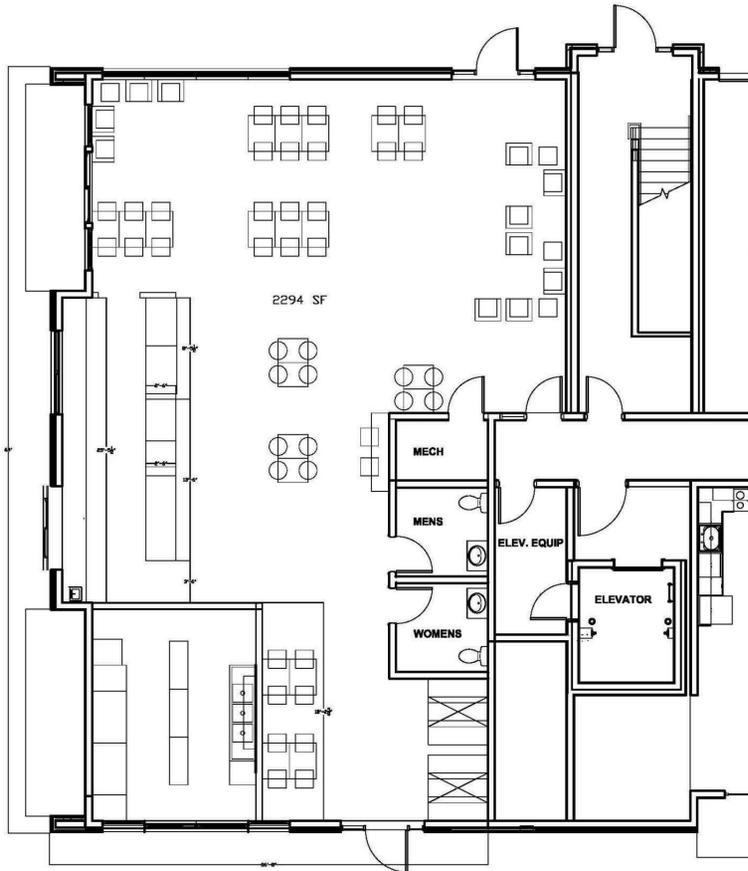
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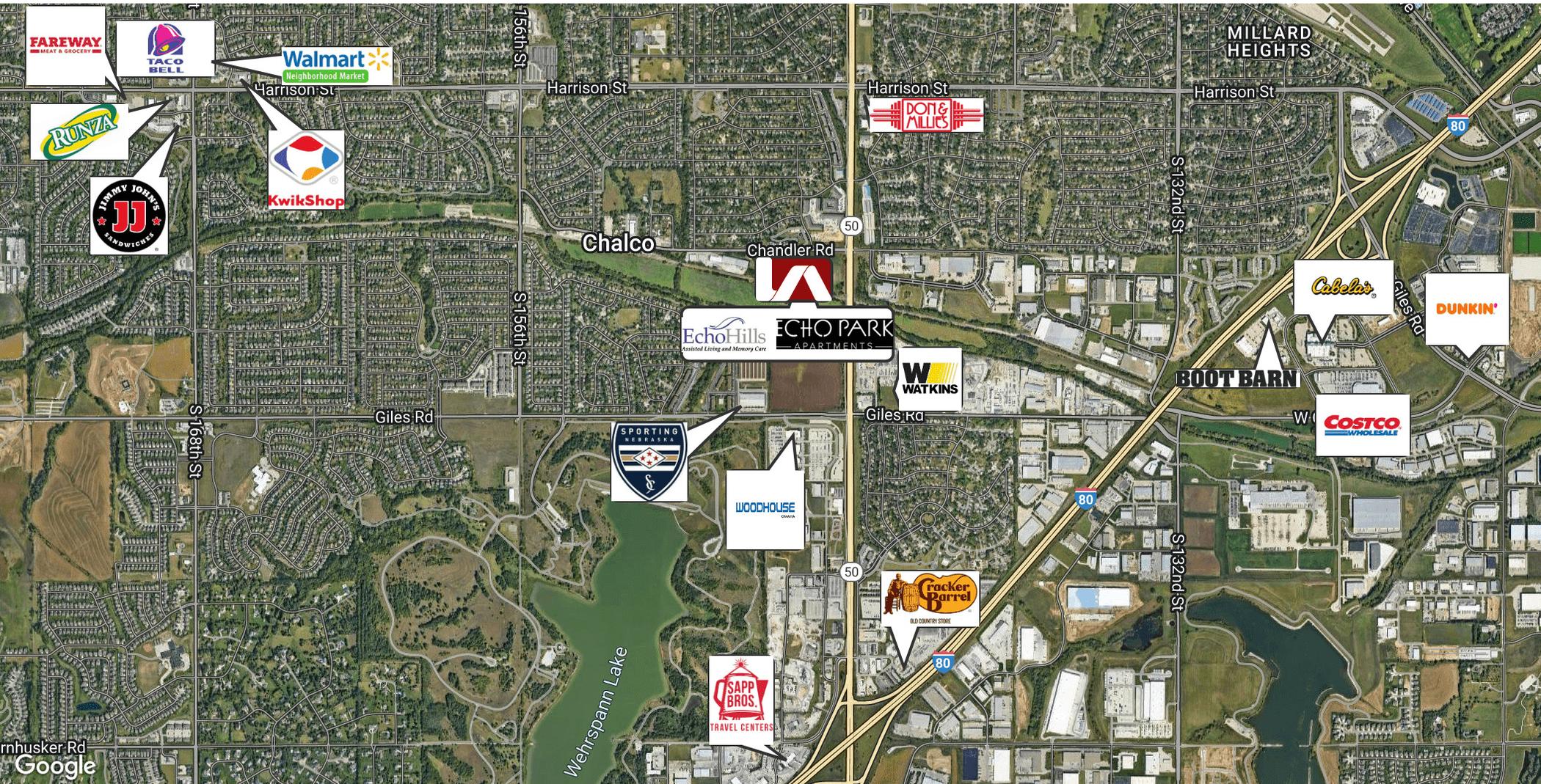
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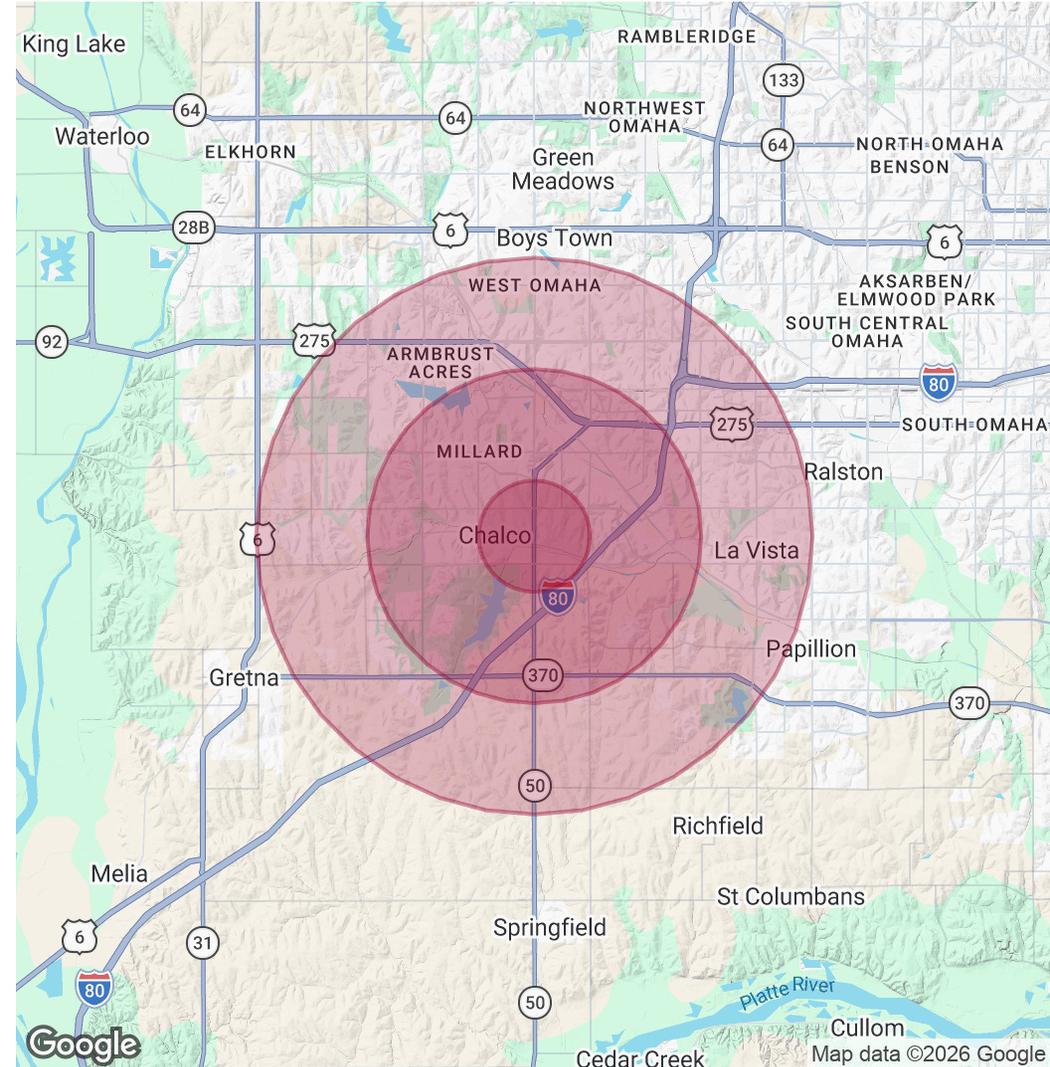
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| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 12,586 | 71,329  | 173,083 |
| <b>Average Age</b>          | 37     | 38      | 38      |
| <b>Average Age (Male)</b>   | 37     | 37      | 37      |
| <b>Average Age (Female)</b> | 38     | 39      | 39      |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 5,074     | 26,883    | 65,901    |
| <b># of Persons per HH</b> | 2.5       | 2.7       | 2.6       |
| <b>Average HH Income</b>   | \$102,007 | \$127,314 | \$131,717 |
| <b>Average House Value</b> | \$276,830 | \$317,851 | \$342,405 |

\* Demographic data derived from 2020 ACS - US Census



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