

FOR LEASE - MAPLE 165 PHASE II - CONSTRUCTION COMPLETION Q1 2025

16510 BEDFORD AVENUE, OMAHA, NE 68116

RETAIL/OFFICE | 1,354 - 8,732 SF | \$23.00 - 26.00 SF/YR (NNN)



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Benjamin Pearson

402.740.6791

bpearson@lee-associates.com

Grace Newton

402.980.0111

gnewton@lee-associates.com

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PROPERTY DESCRIPTION

Brand new building for lease at 165th & Maple! Suited for retail, office and medical tenants. End-cap has the capability for a drive-thru. Site is located at a lighted intersection.

Delivery to Tenants Q1 2025!

PROPERTY HIGHLIGHTS

- Growing West Maple corridor
- End-cap drive-thru!
- Tenant improvement allowance available

LOCATION DESCRIPTION

On busy West Maple corridor on 165th Street. Surrounded by dense residential and commercial businesses.

OFFERING SUMMARY

Lease Rate:	\$23.00 - 26.00 SF/yr (NNN)
Available SF:	1,354 - 8,732 SF
NNNs:	Est. \$7.00 PSF
Parking Ratio:	6.4:1

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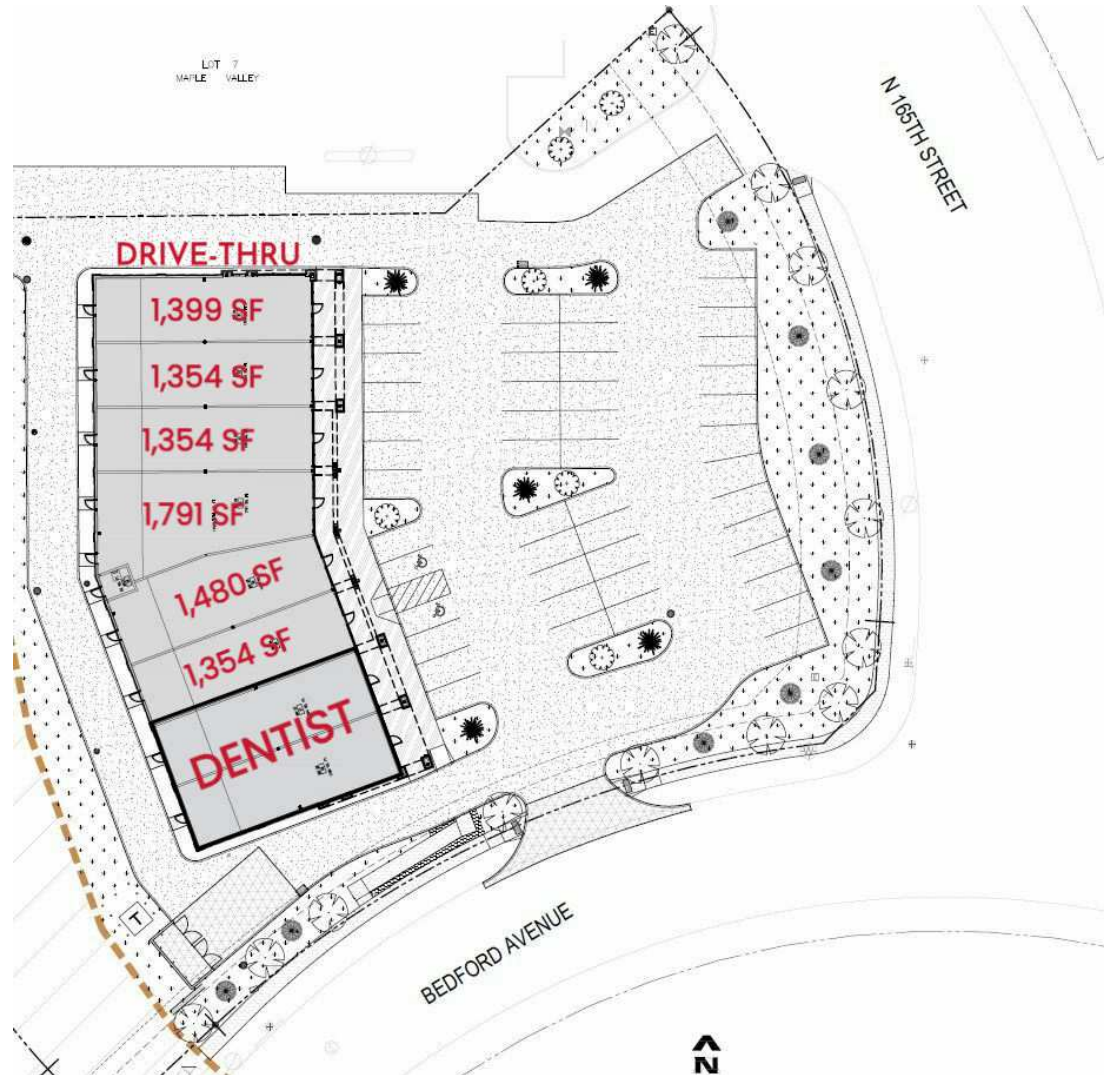
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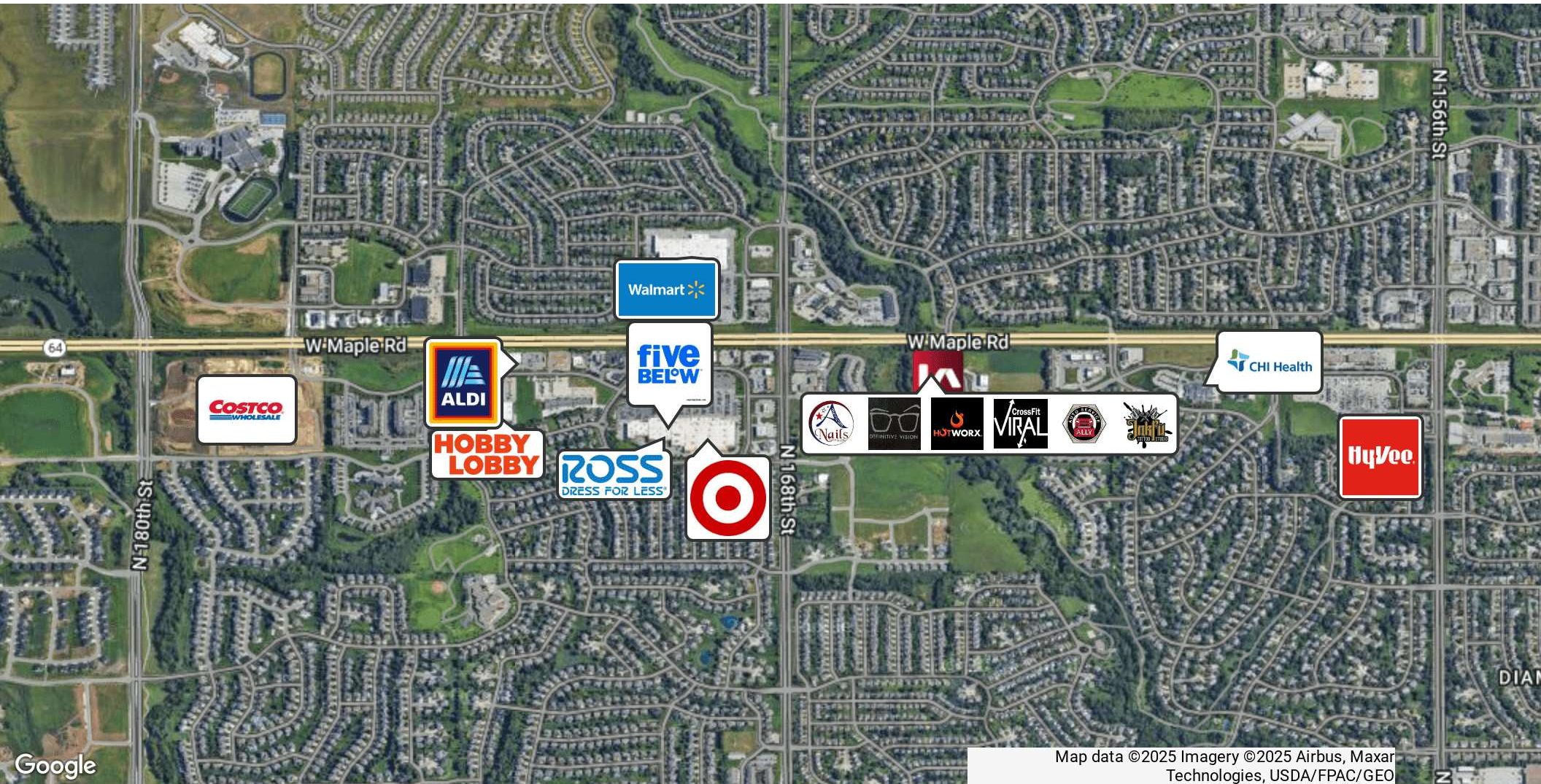
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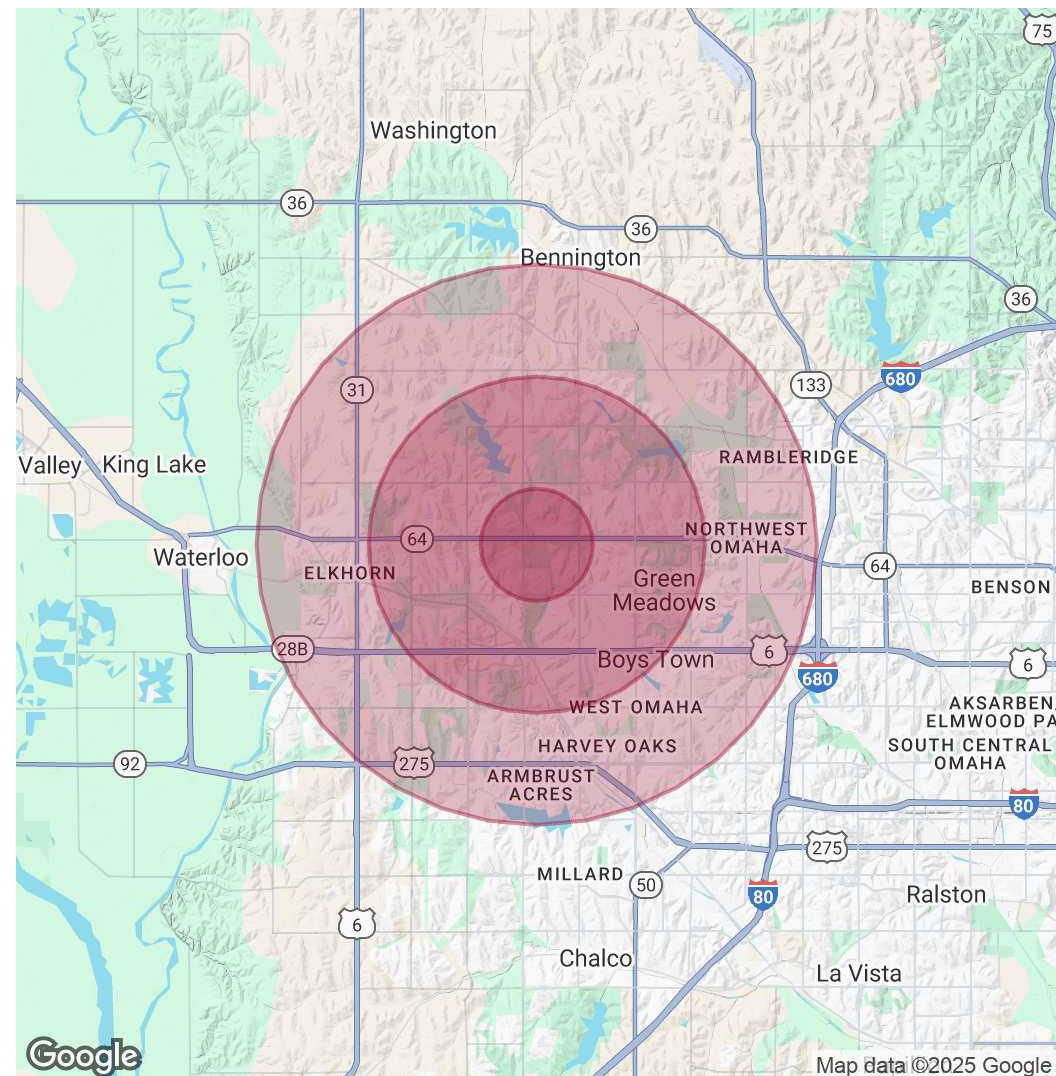
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,294	71,316	161,847
Average Age	33.3	37.8	37.7
Average Age (Male)	34.6	36.7	36.4
Average Age (Female)	32.6	38.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,976	27,438	65,094
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$113,715	\$124,001	\$113,888
Average House Value	\$269,307	\$278,011	\$253,239

2020 American Community Survey (ACS)



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