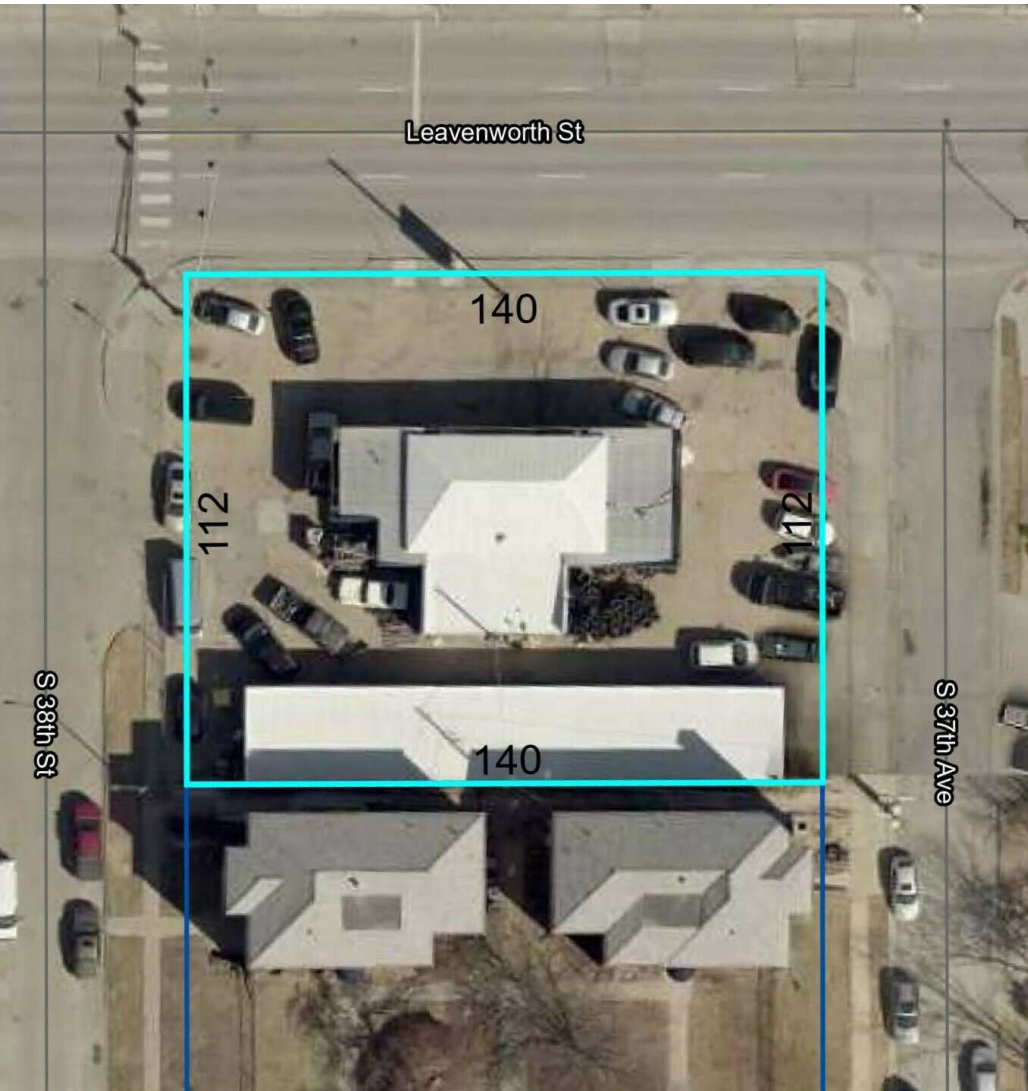




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### LOCATION INFORMATION

Street Address	3715 Leavenworth Street
City, State, Zip	Omaha, NE 68105
County	Douglas
Market	Omaha/Council Bluffs
Sub-market	Central Omaha
Cross-Streets	S 37th Avenue & Leavenworth Street
Side of the Street	South

### PRICING DETAILS

Ground Lease Rate	Negotiable
Build To Suit Lease Rate	Negotiable

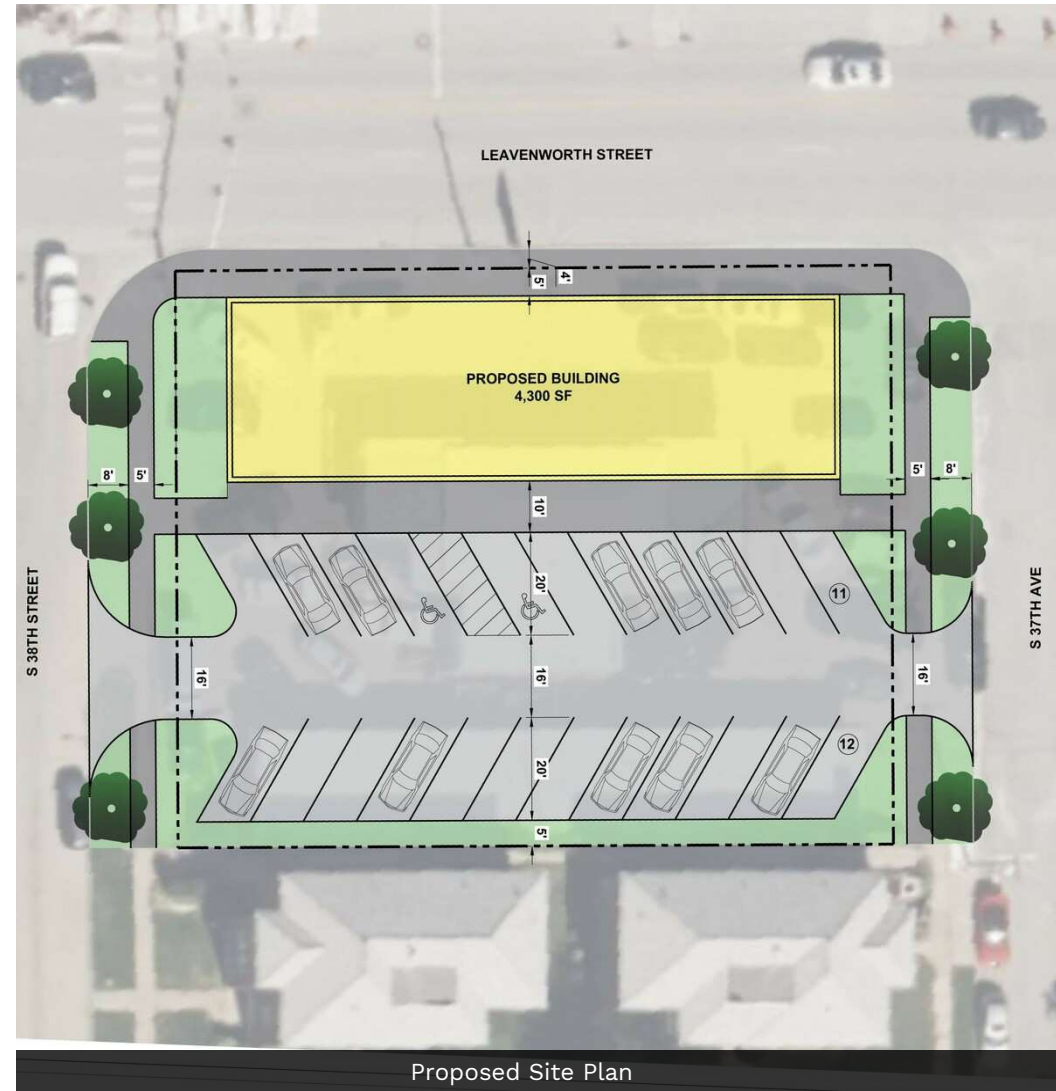
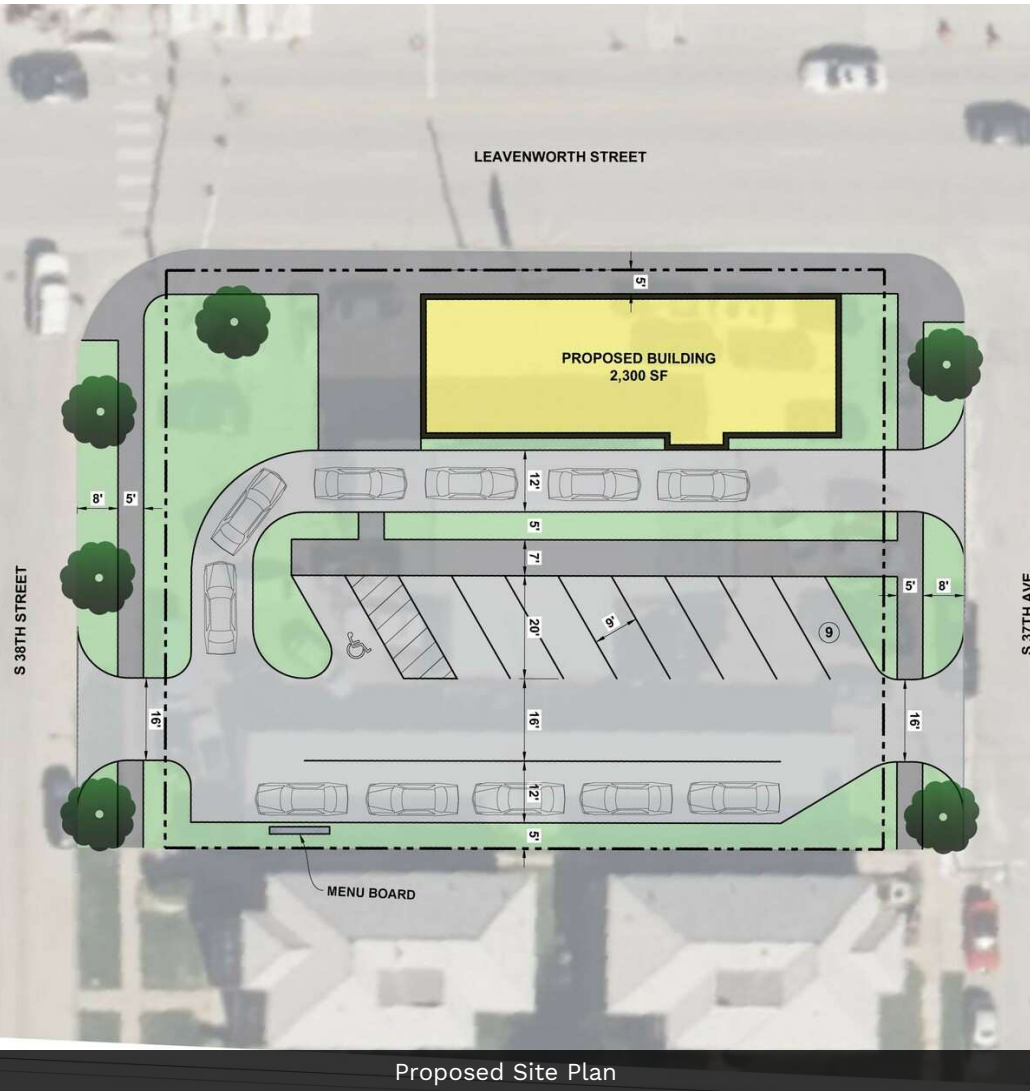
### PROPERTY HIGHLIGHTS

- High visibility corner location with access to three sides of the parcel
- Property will be scraped and ready for development
- 140' Leavenworth frontage
- Convenient traffic light for pedestrian access
- Proximity to major amenities and businesses
- Versatile layout for various business types
- Quick access to major transportation routes
- Within a half block of three new apartment buildings totaling 350 units
- One-half mile from UNMC and Blackstone

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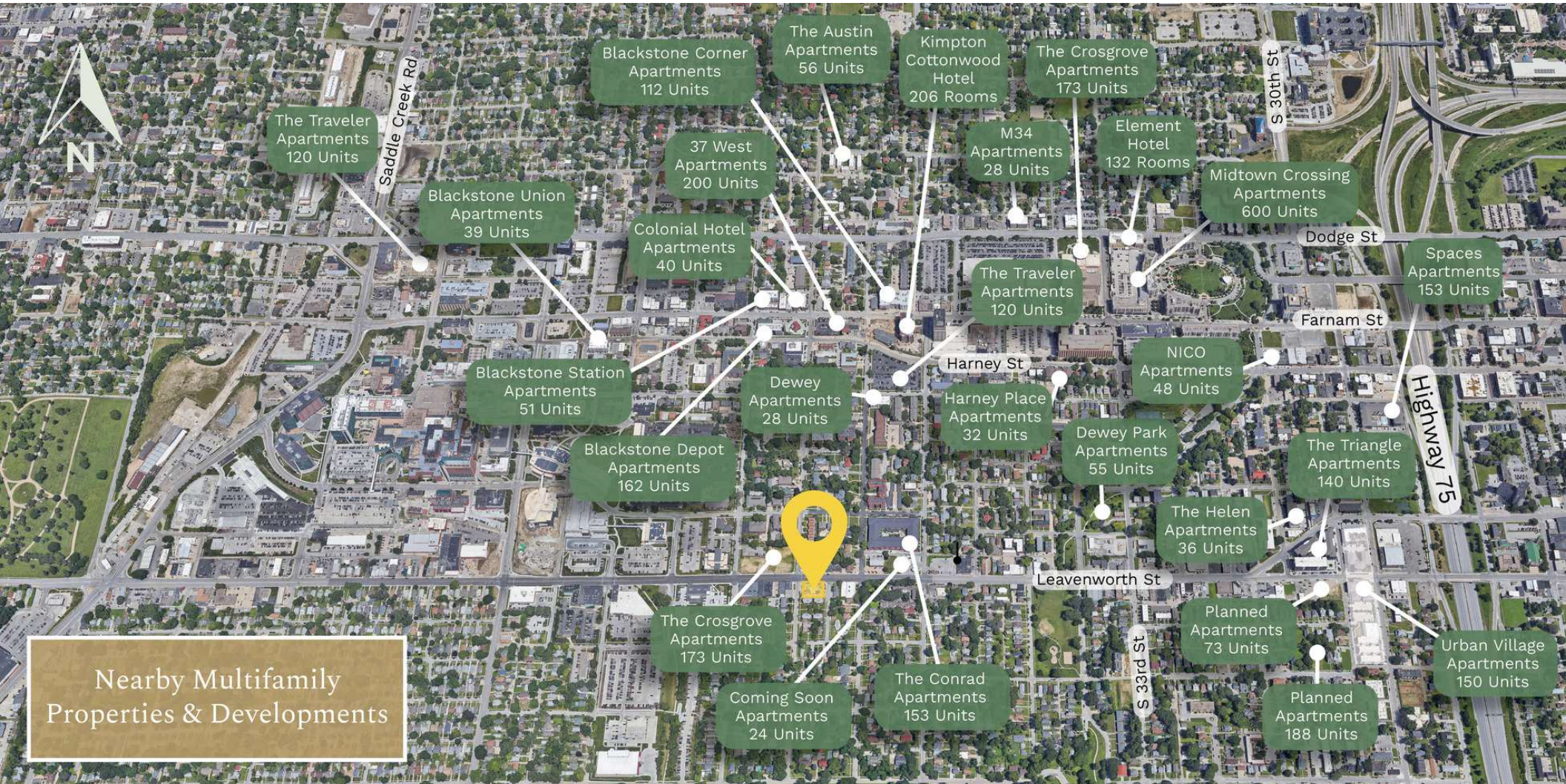


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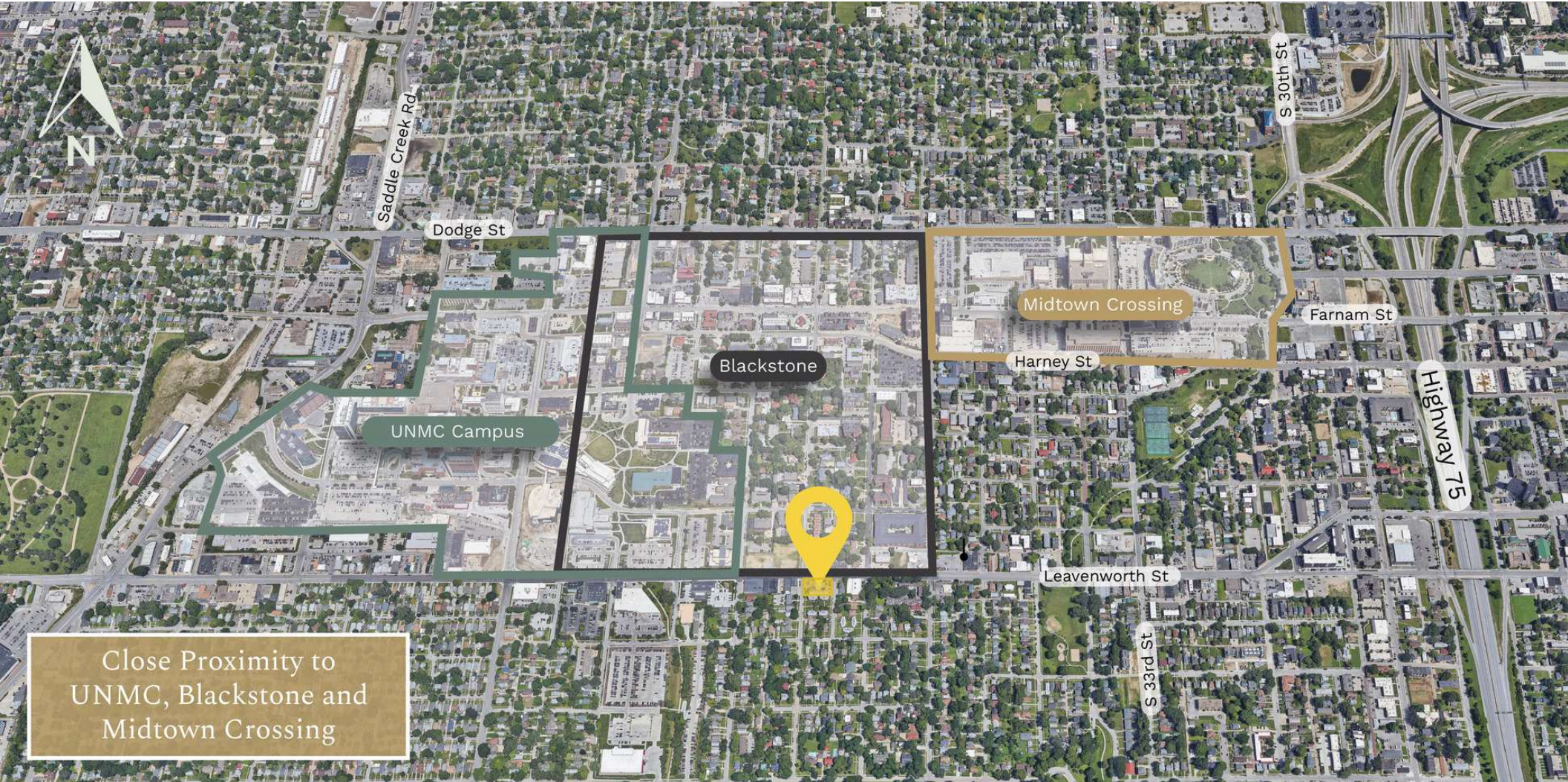


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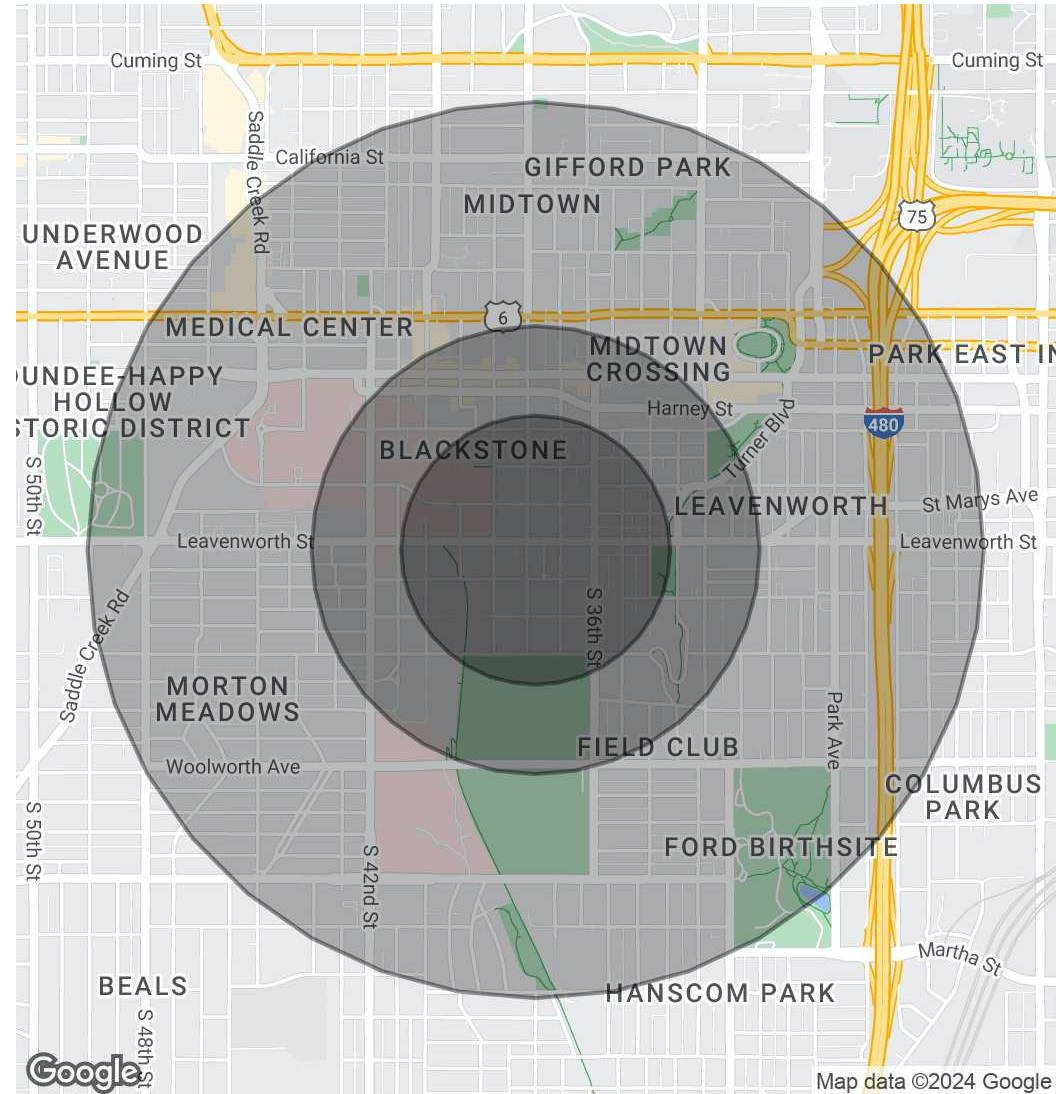
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,575	5,782	21,864
Average Age	36	35	36
Average Age (Male)	36	35	36
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	812	2,937	10,557
# of Persons per HH	1.9	2	2.1
Average HH Income	\$70,866	\$67,104	\$72,054
Average House Value	\$305,108	\$303,963	\$281,304

### TRAFFIC COUNTS

S 37th Avenue & Leavenworth Street	21,570/day
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*Demographics data derived from AlphaMap*



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