

FOR LEASE

2815 RIVER ROAD DRIVE, WATERLOO, NE 68069

OFFICE | 500 SF | \$775/MO (GROSS)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Dakotah Smith, CCIM

402.999.6612

dakotahsmith@lee-associates.com

Jacob D. Militti

402.917.0071

jmilitti@lee-associates.com

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

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



FOR LEASE
2815 RIVER ROAD DRIVE, WATERLOO, NE 68069
Office | 500 SF | \$775/mo (Gross)



PROPERTY DESCRIPTION

Small private office for lease, with easy access and visibility from River Road Drive. This office suite is adjacent to a locally owned and operated light industrial user that occupies the back portion of the property.

PROPERTY HIGHLIGHTS

- Private office suite
- Abundant parking
- New paint
- Lots of light

LOCATION DESCRIPTION

Located on the east side of River Road Drive, one block north of Farmer Browns Steakhouse. Conveniently situated on western side of Omaha metro, close to Elkhorn, Fremont, Bennington & Valley.

OFFERING SUMMARY

Lease Rate:	\$775.00/mo (Gross)
Available SF:	500 SF
Building Size:	4,000 SF

CONTACT

Dakotah Smith, CCIM
dakotahsmith@lee-associates.com
C 402.999.6612

Jacob D. Militti
jmilitti@lee-associates.com
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE
2815 RIVER ROAD DRIVE, WATERLOO, NE 68069
Office | 500 SF | \$775/mo (Gross)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Dakotah Smith, CCIM
dakotahsmith@lee-associates.com
C 402.999.6612

Jacob D. Militti
jmilitti@lee-associates.com
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

2815 RIVER ROAD DRIVE, WATERLOO, NE 68069

Office | 500 SF | \$775/mo (Gross)



CONTACT

Dakotah Smith, CCIM

dakotahsmith@lee-associates.com

C 402.999.6612

Jacob D. Militti

jmilitti@lee-associates.com

C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

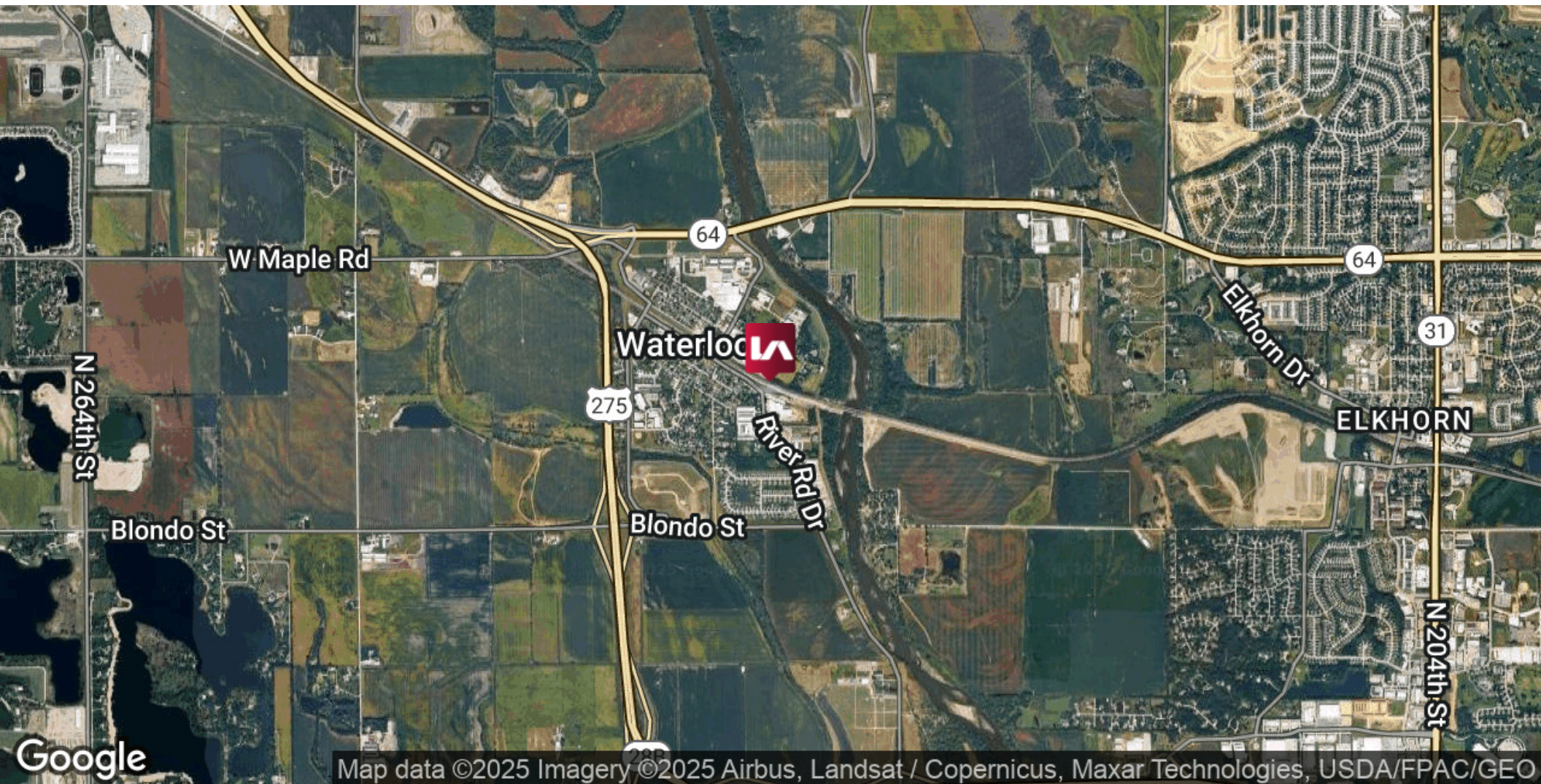
FOR LEASE

2815 RIVER ROAD DRIVE, WATERLOO, NE 68069

Office | 500 SF | \$775/mo (Gross)



COMMERCIAL REAL ESTATE SERVICES



CONTACT

Dakotah Smith, CCIM

dakotahsmith@lee-associates.com

C 402.999.6612

Jacob D. Militti

jmilitti@lee-associates.com

C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888

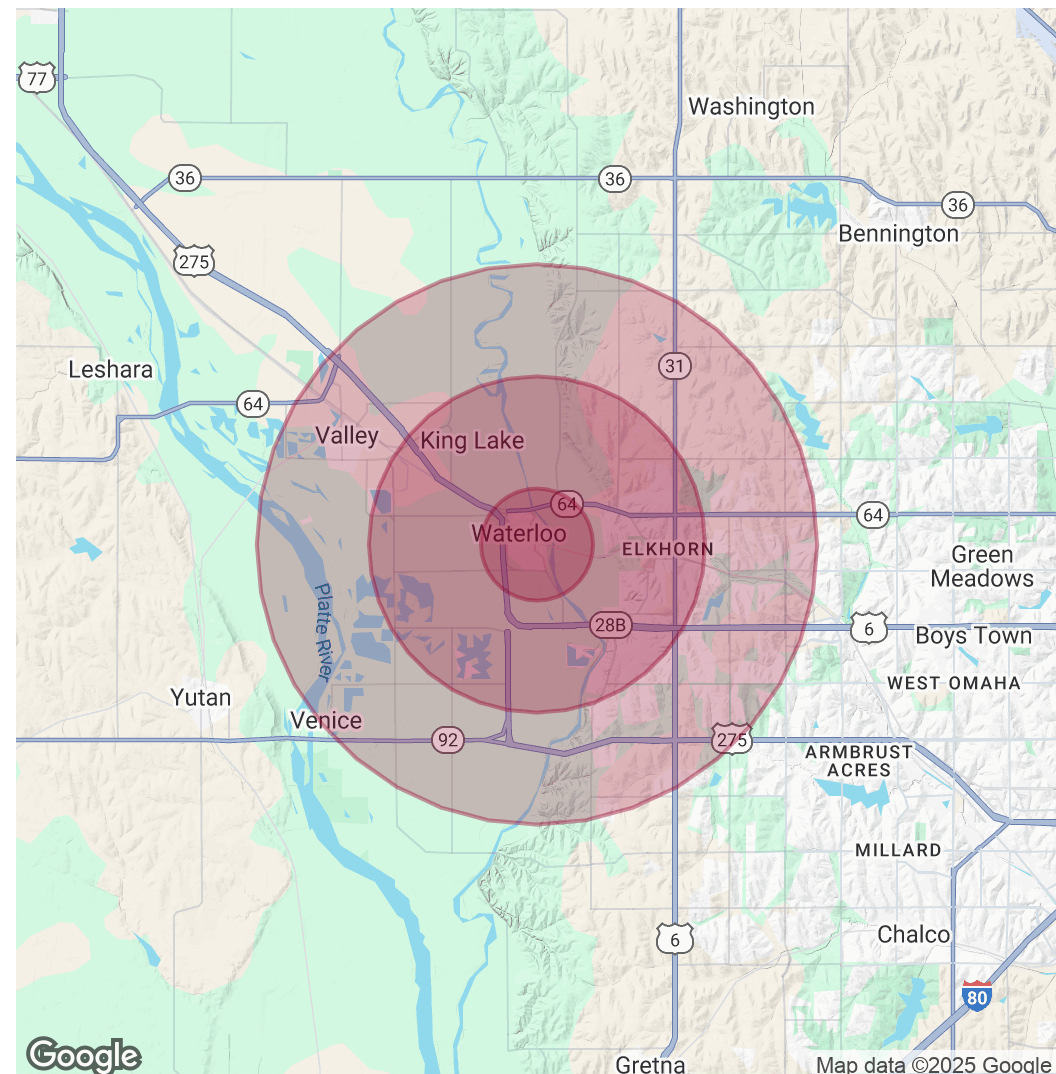


FOR LEASE
2815 RIVER ROAD DRIVE, WATERLOO, NE 68069
Office | 500 SF | \$775/mo (Gross)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,011	14,329	43,582
Average Age	42	39	37
Average Age (Male)	42	38	36
Average Age (Female)	42	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	411	5,259	15,621
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$111,109	\$148,943	\$183,336
Average House Value	\$540,769	\$480,610	\$543,645

Demographics data derived from AlphaMap



CONTACT

Dakotah Smith, CCIM
 dakotahsmith@lee-associates.com
 C 402.999.6612

Jacob D. Militti
 jmilitti@lee-associates.com
 C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.