

FOR LEASE

2815 RIVER ROAD DRIVE, WATERLOO, NE 68069

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



PRESENTED BY:

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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

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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

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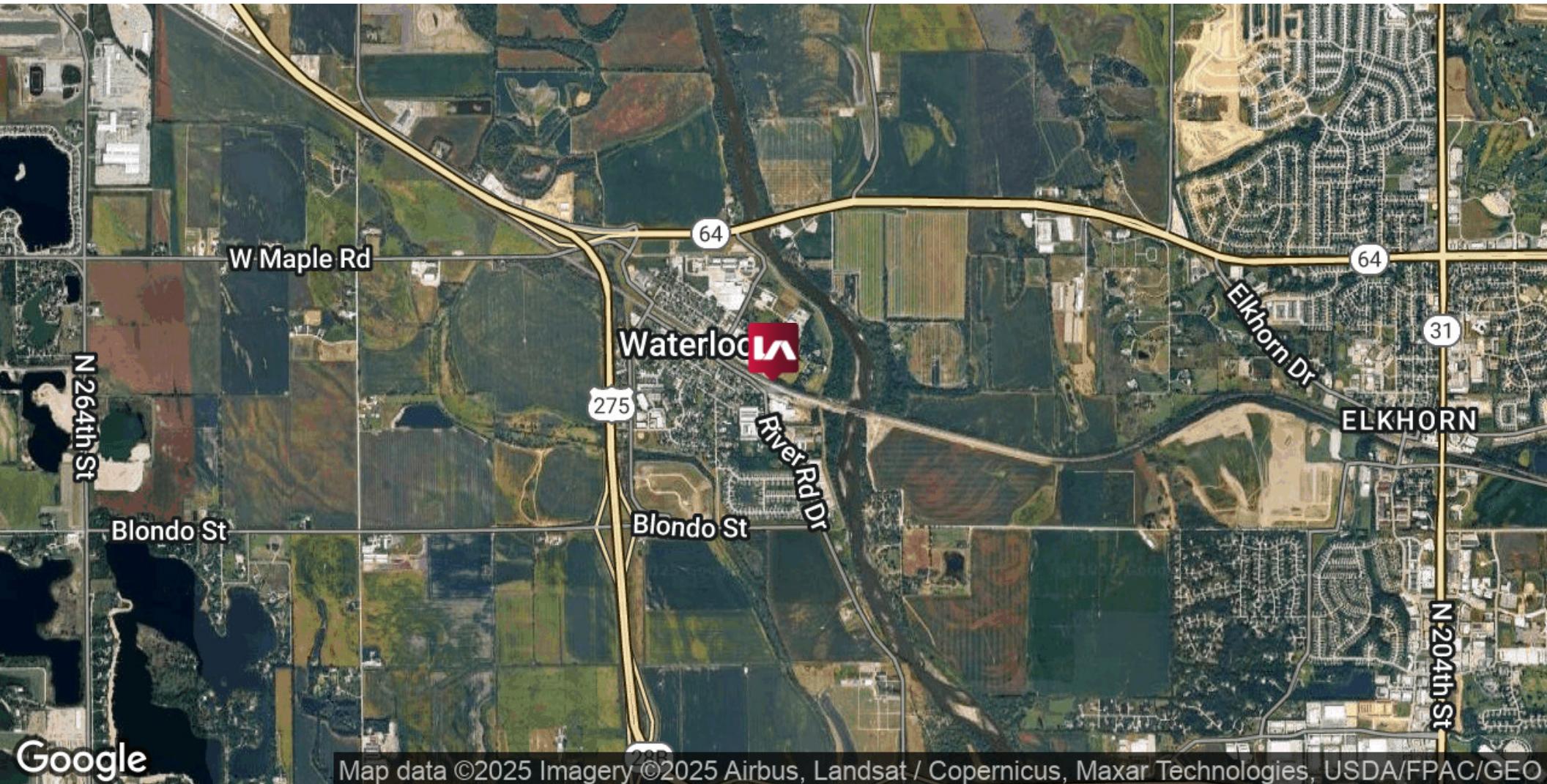
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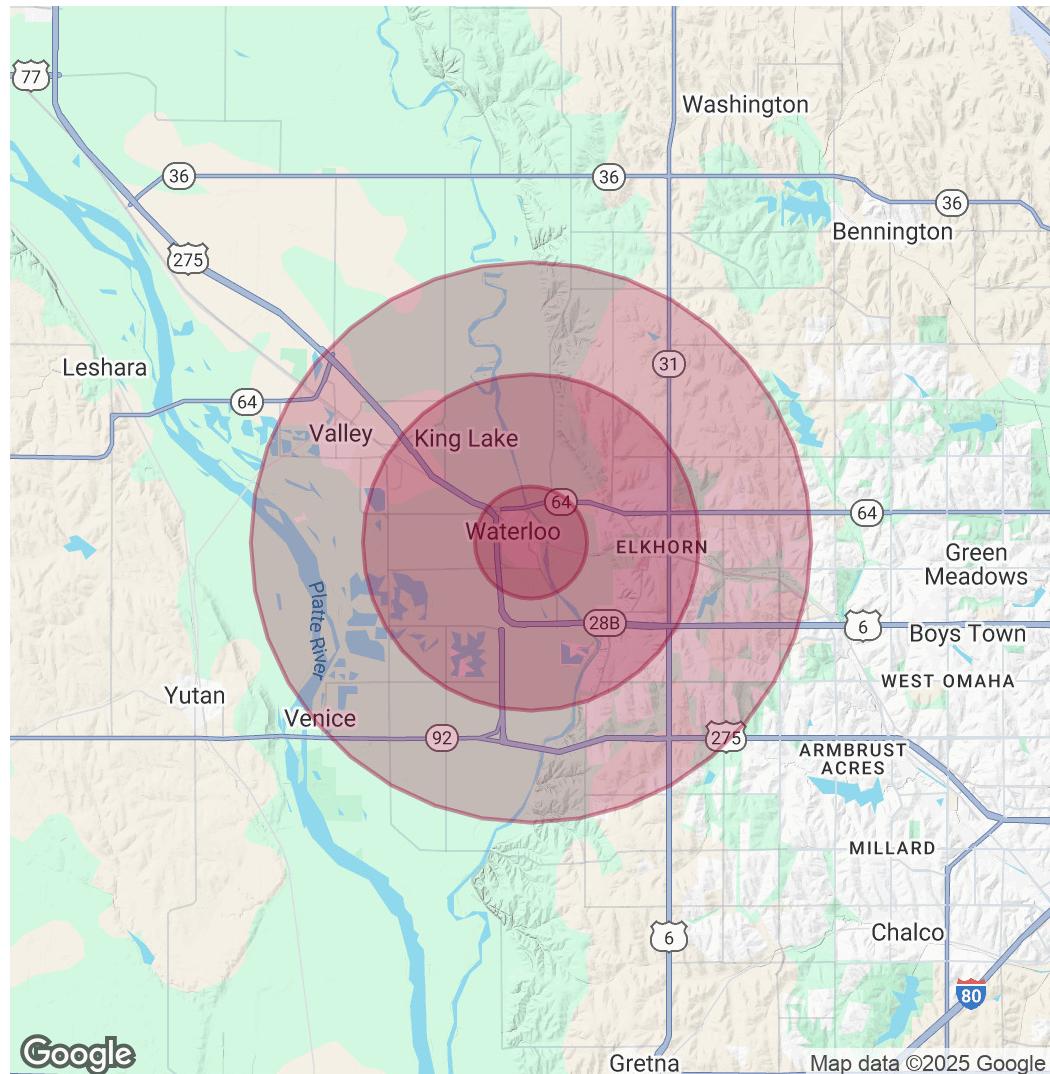
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,011	14,329	43,582
Average Age	42	39	37
Average Age (Male)	42	38	36
Average Age (Female)	42	40	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	411	5,259	15,621
# of Persons per HH	2.5	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



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