

FOR LEASE



# WESTERN SPRINGS II

2555 South 177th Plaza, Omaha, NE 68130

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**CAMPBELL  
DANA** | COMMERCIAL  
REAL ESTATE

# WESTERN SPRINGS II | RETAIL PROPERTY FOR LEASE

2555 SOUTH 177TH PLAZA, OMAHA, NE 68130



**CAMPBELL  
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REAL ESTATE



## PROPERTY DESCRIPTION

Visible retail space with windowed storefront and ample parking located in a lively retail center. Fantastic end cap space with great visibility

### OFFERING SUMMARY

Lease Rate:	\$23.50 PSF
Lease Type:	NNN
Lease Term:	3-10 Years
Available SF:	2,553

## PROPERTY HIGHLIGHTS

- Join Super Target, Panera Bread, H&R Block, Elite Nutrition and more
- Outstanding retail visibility and access just off West Center Road
- Strong local demographics
- Traffic count at 177th & W Center Road: 39,646 vehicles per day

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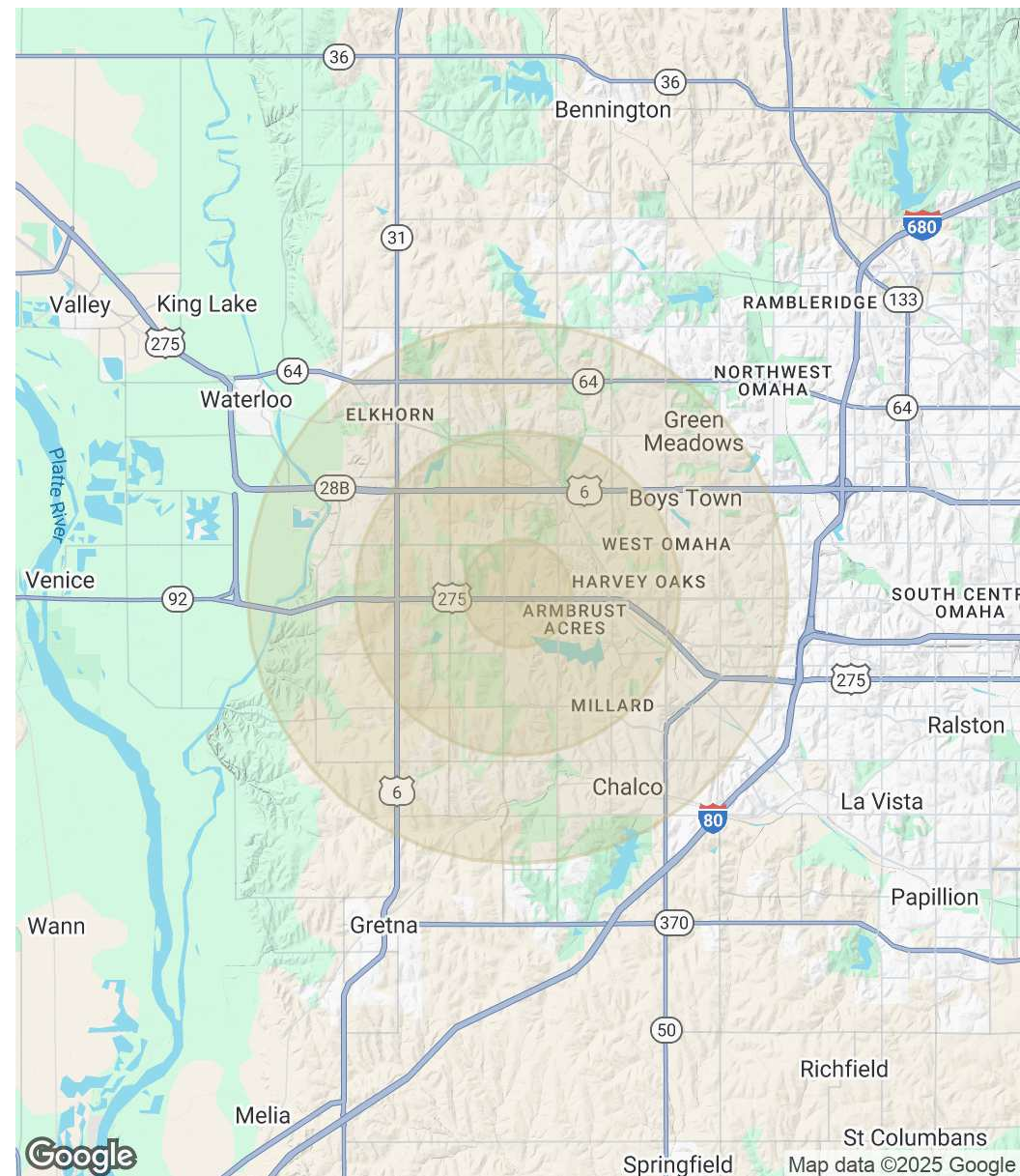
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,826	83,207	207,990
Average Age	44	39	38
Average Age (Male)	43	38	37
Average Age (Female)	45	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,113	29,733	76,628
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$188,291	\$169,455	\$150,776
Average House Value	\$487,532	\$422,410	\$386,273

## TRAFFIC COUNTS

39,646 Vehicles /day

*Demographics data derived from AlphaMap*



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## PROPERTY DESCRIPTION

Highly visible retail space that offers a windowed storefront and ample parking in a lively retail center. End cap space offers great visibility to daily traffic.

## LOCATION DESCRIPTION

This space can be found in the high traffic retail shopping center located off of 177th & W Center Road.

## PROPERTY INFORMATION

<b>Building Size</b>	13,167 SF
<b>Lot Size</b>	1.65 AC / 71,874 SF
<b>Year Built</b>	2001
<b>Zoning</b>	MU

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