

**FOR SUBLEASE - LAKESIDE PLAZA**

**2577 SOUTH 171ST COURT, OMAHA, NE 68130**

**RETAIL | 1,293 SF | \$23.00 SF/YR (NNN)**



**PRESENTED BY:**

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## PROPERTY DESCRIPTION

Opportunity to lease fully built-out small shop space at Lakeside Plaza! Space features front retail space and rear “kitchen space” with 3 compartment sink, hand sink and mop sink along with prep area. Would be perfect for a variety of uses. Sublease through April 2028.

## PROPERTY HIGHLIGHTS

- Visibility to West Center Road
- Strong co-tenants
- Fully built-out space

## LOCATION DESCRIPTION

Located in Lakeside Plaza at 171st & W Center Road with co-tenants such as Bakers, Spare Time Entertainment and Early Bird.

### OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
NNN:	\$7.20 PSF
Available SF:	1,293 SF

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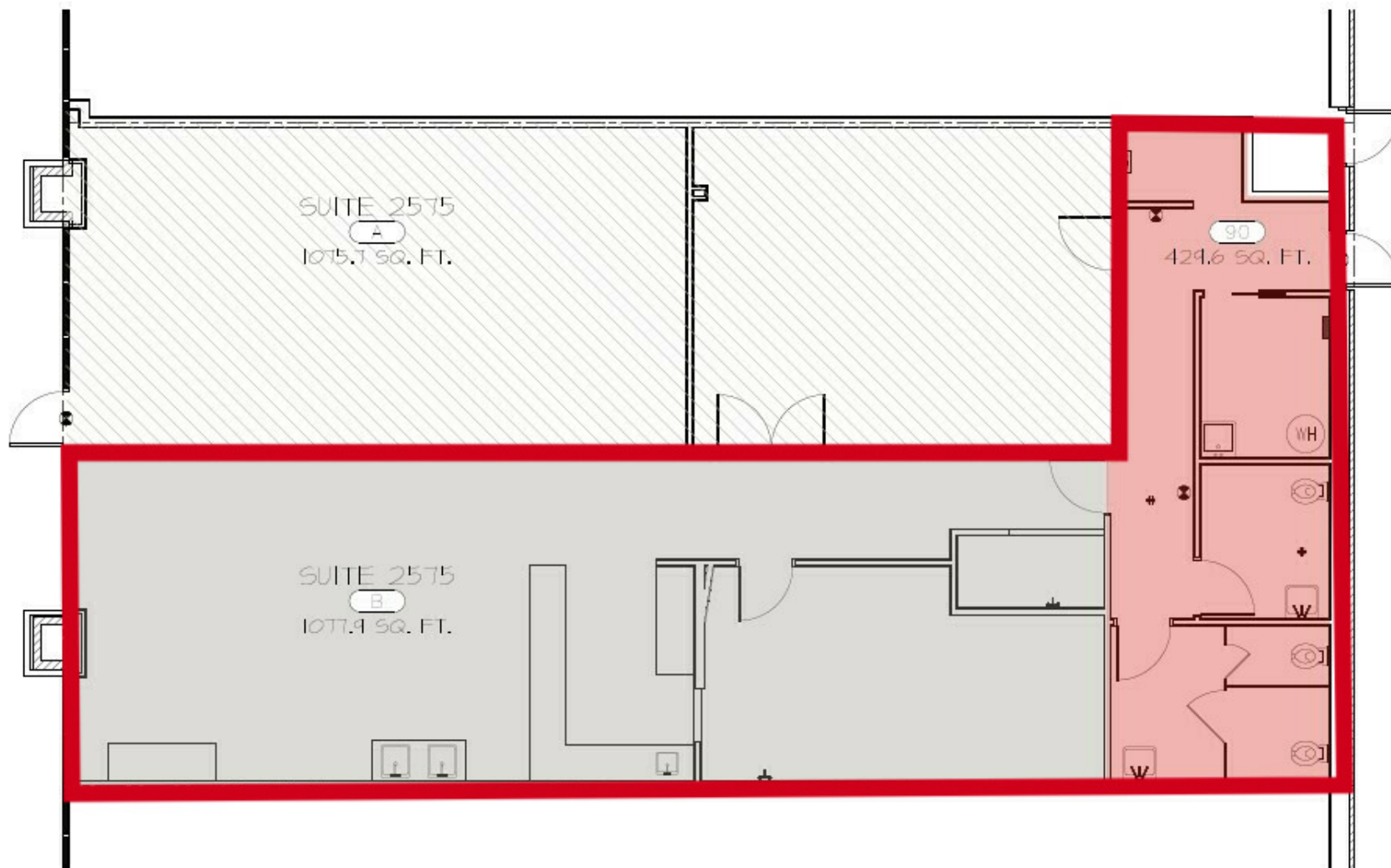
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## COMMERCIAL REAL ESTATE SERVICES



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

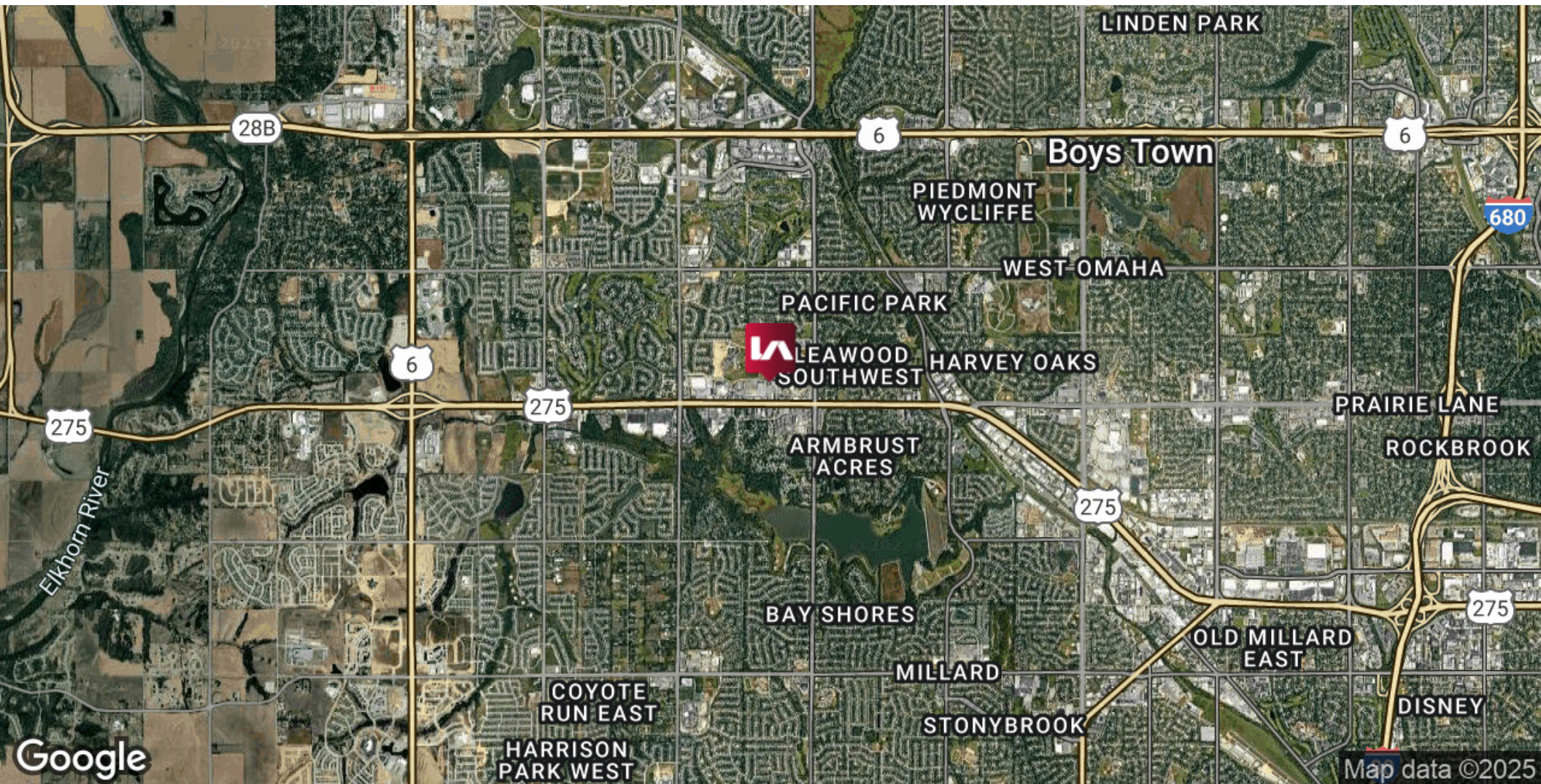




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**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

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





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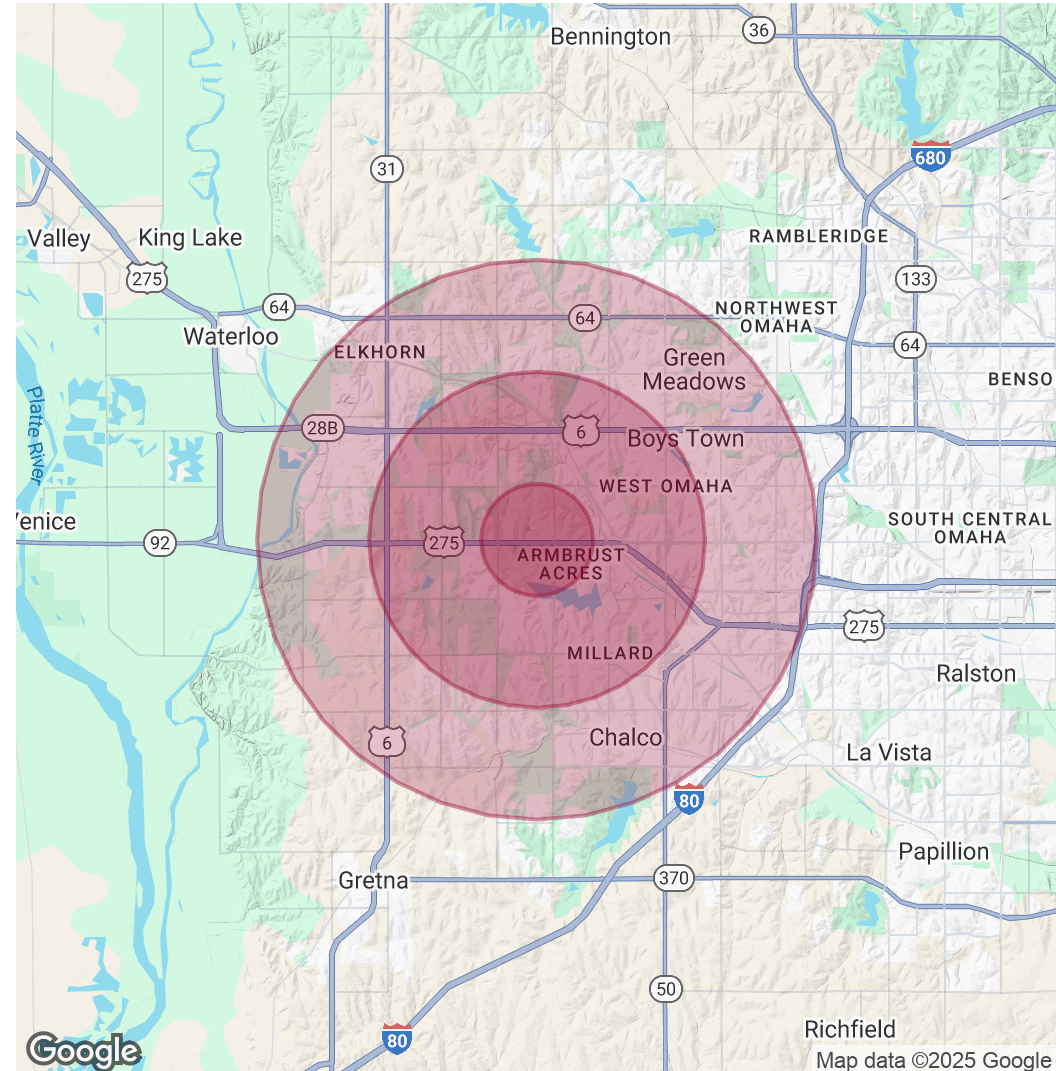


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,308	85,486	218,352
Average Age	44	39	38
Average Age (Male)	42	38	37
Average Age (Female)	45	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,732	30,968	81,554
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$154,113	\$161,237	\$147,547
Average House Value	\$407,920	\$399,398	\$379,126

Demographics data derived from AlphaMap



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