

# FOR SUBLEASE - LAKESIDE PLAZA

2577 SOUTH 171ST COURT, OMAHA, NE 68130

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

cafe  
botanica

Raavis  
Tea

PEPPER  
JAX  
GRILL



## 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

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## 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

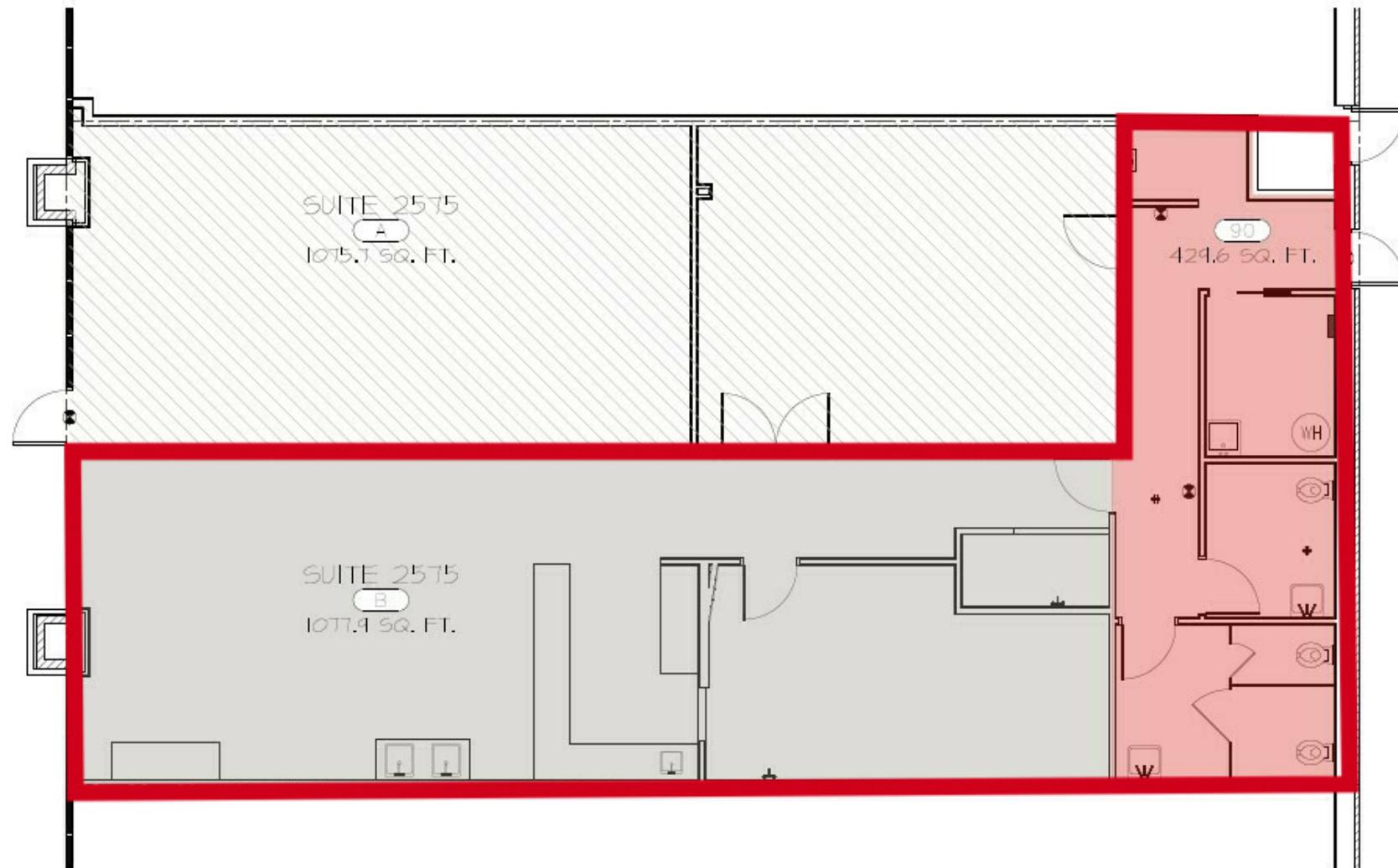
Lease Rate:	\$23.00 SF/yr (NNN)
NNN:	\$7.20 PSF
Available SF:	1,293 SF

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.

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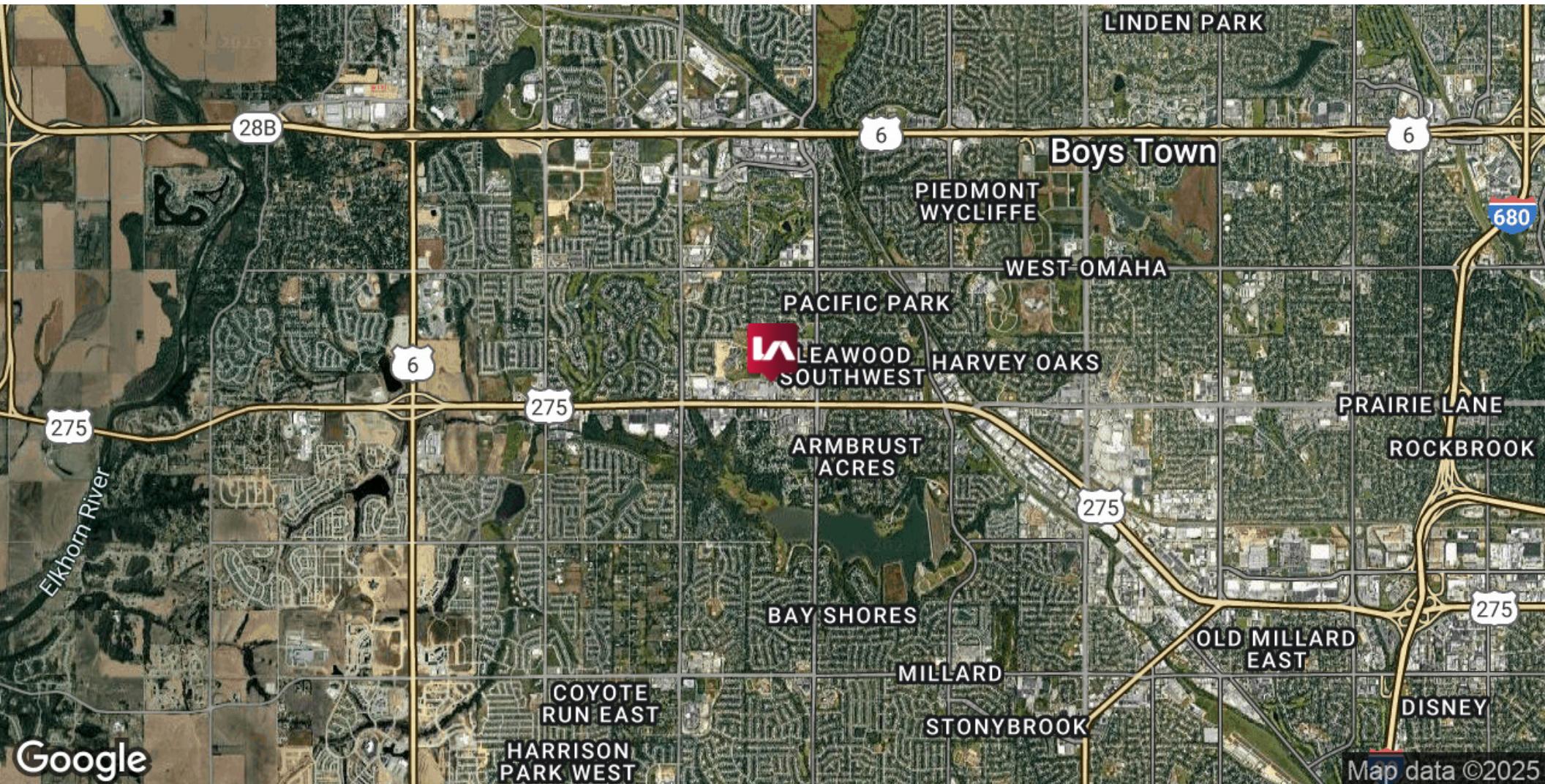
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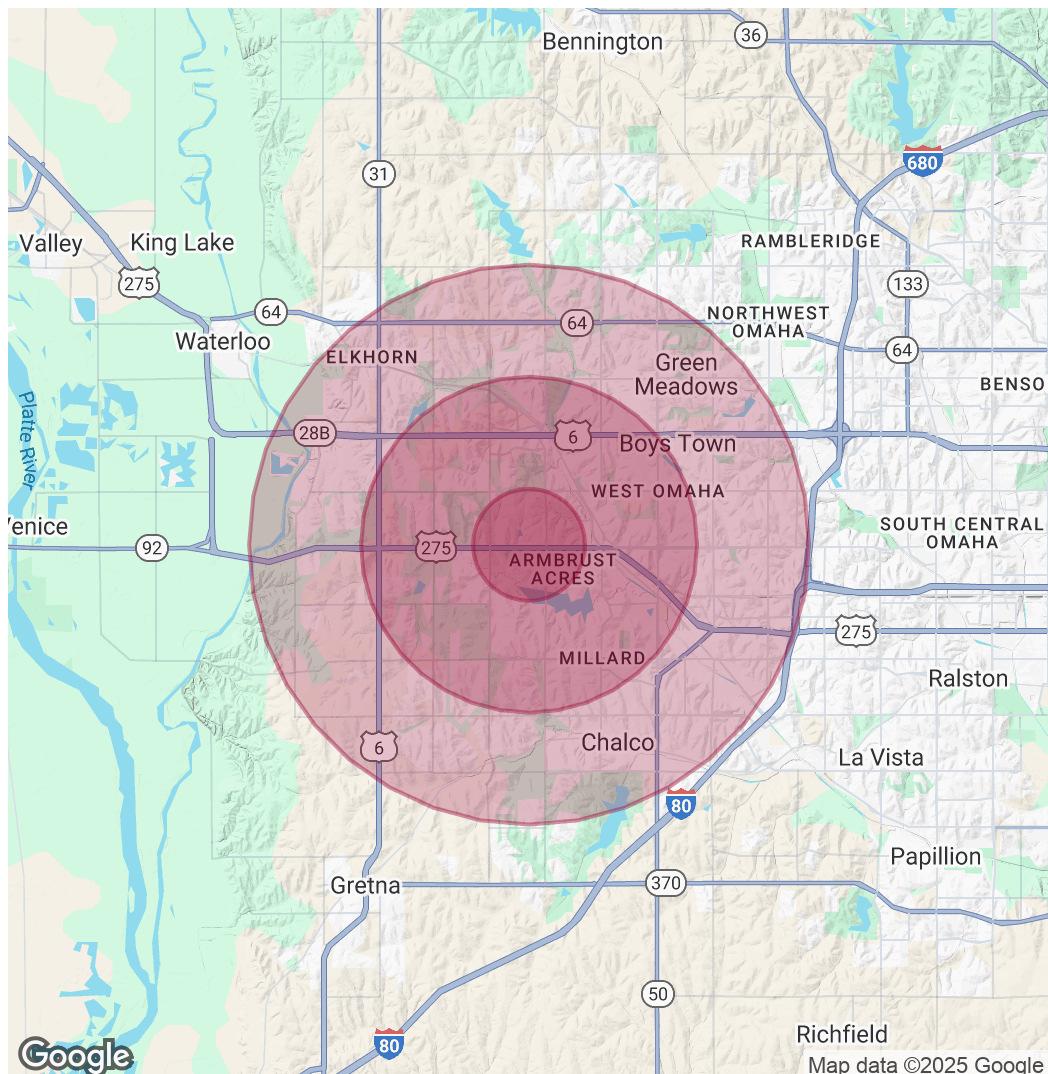
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,308	85,486	218,352
<b>Average Age</b>	44	39	38
<b>Average Age (Male)</b>	42	38	37
<b>Average Age (Female)</b>	45	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,732	30,968	81,554
<b># of Persons per HH</b>	2.5	2.8	2.7
<b>Average HH Income</b>	\$154,113	\$161,237	\$147,547
<b>Average House Value</b>	\$407,920	\$399,398	\$379,126

Demographics data derived from AlphaMap



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