

LOVELAND CENTRE

2501 South 90th Street - Omaha, Nebraska



Features:

- Located in the heart of one of Omaha's premier housing communities.
- Market leading demographics.
- Upscale brick finishes.
- Quality anchor tenants.
- Exposure to over 21,697 passing vehicles per day.



LOVELAND

CENTRE

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Building Information

Year Built:	2014 - 2016
GLA:	48,425 SF
Max. Contiguous:	4,079 SF
Lease Type:	NNN
Term:	5 Years
Base Rent:	\$30.00 PSF
Landlord Delivery:	White Box
Parking Ratio:	5.3:1,000



Demographic Profile

1 mile radius

3 mile radius

5 mile radius

2024 Estimated Population	7,728	82,156	272,405
2024 Estimated Households	3,199	36,947	116,327
Est. Annual Household Growth 2024 - 2029	0.1%	0.3%	0.4%
2024 Est. Average Household Income	\$128,393	\$88,521	\$86,564
% 2024 Avg. HH Income > \$75,000	60.5%	42.3%	42.7%
% 2024 Avg. HH Income > \$100,000	48.0%	30.1%	29.5%
2024 Estimated Daytime Population	4,648	108,719	230,572

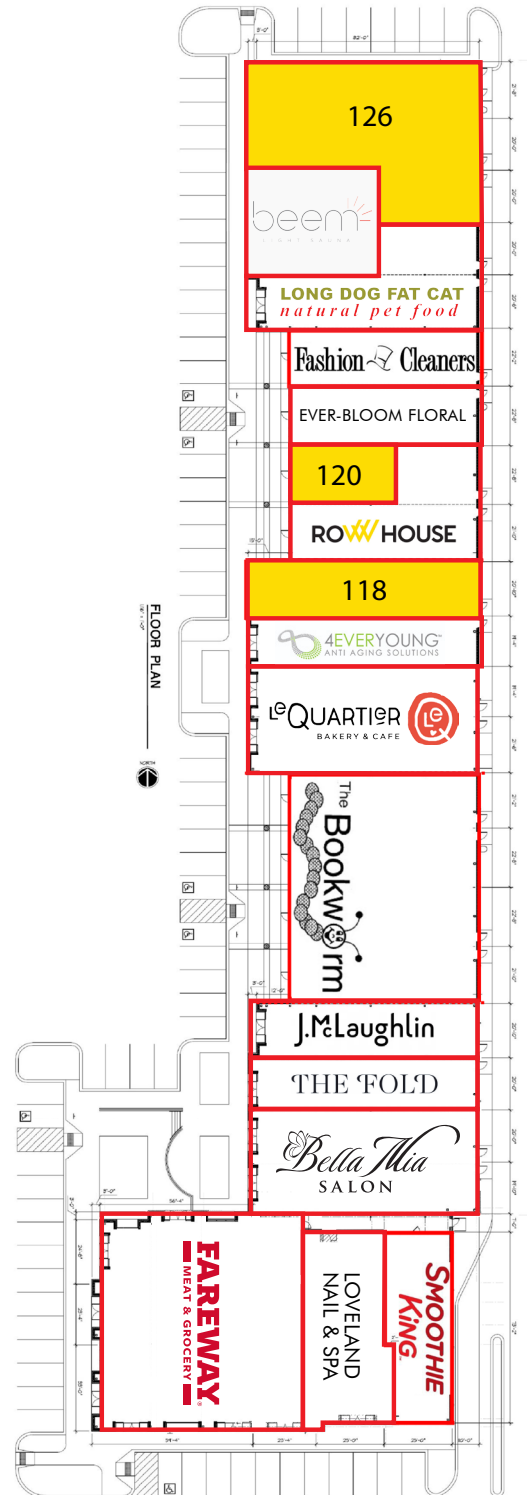
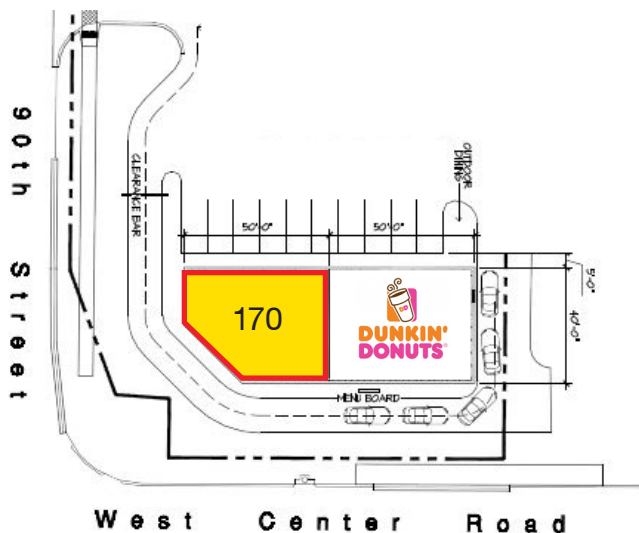


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AVAILABLE SPACE

Suite	SF	Depth	Width	Height
118	1,721	82'	20' 10"	
170	1,800			
120	900	46' 6"	19' 4"	23'
126	4,079	82'	41' 8" front, 61'8" back	17' 2"



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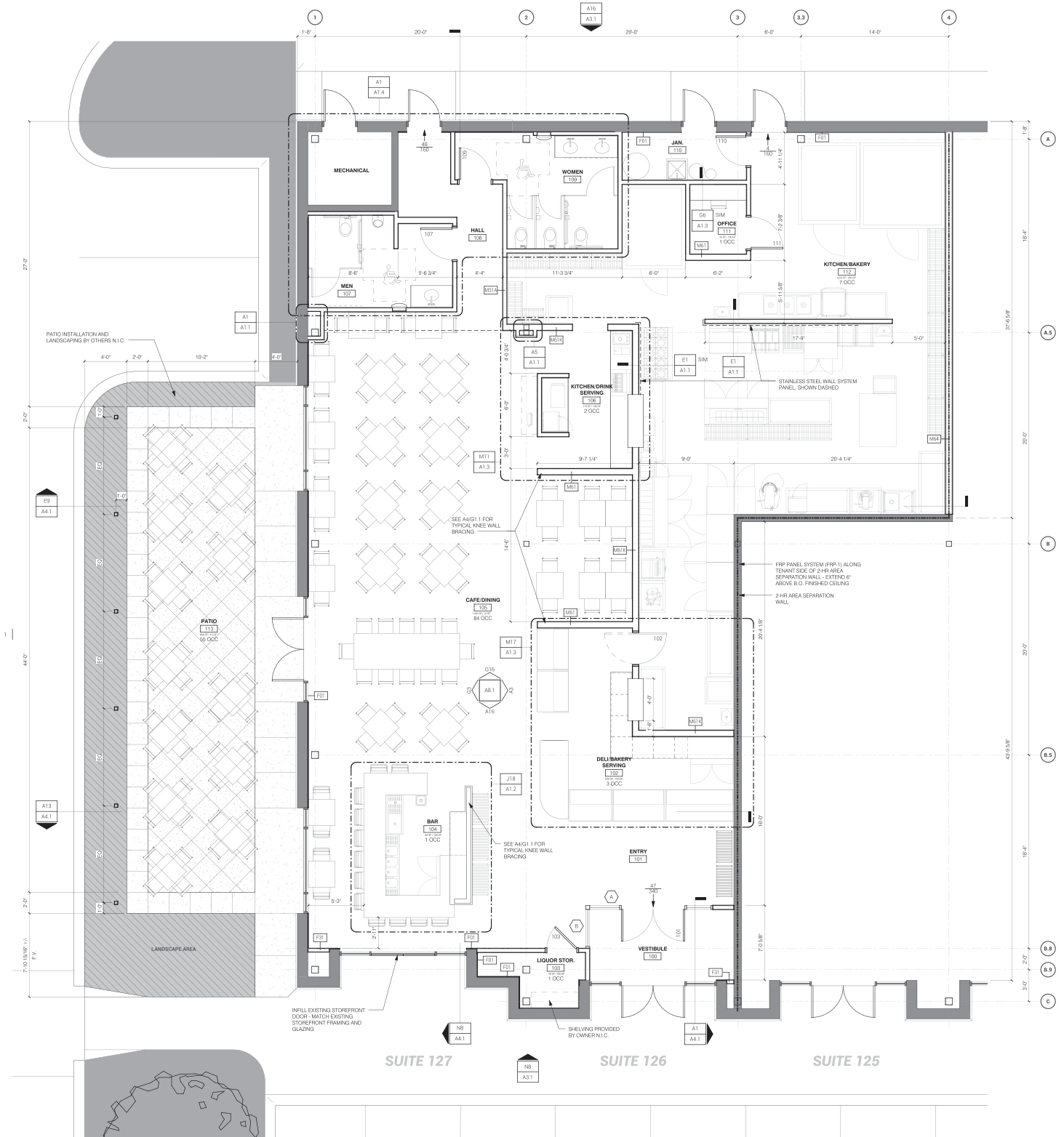
Suite 126

Full Service Restaurant
with Outdoor Patio

Current Tenant:	Market Basket
Size:	4,079 SF
Available:	Spring 2025



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2501 S. 90th Street, Suite 126
Full Service Restaurant
4,079 SF

SLOSBURG
REAL PROPERTY®

LOVELAND

CENTRE

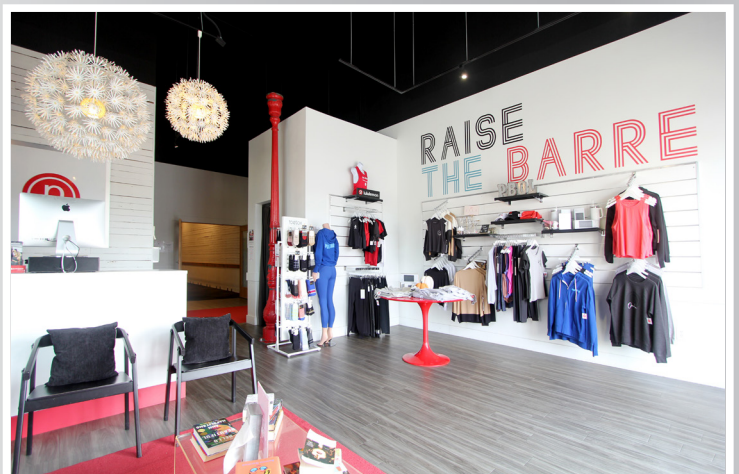
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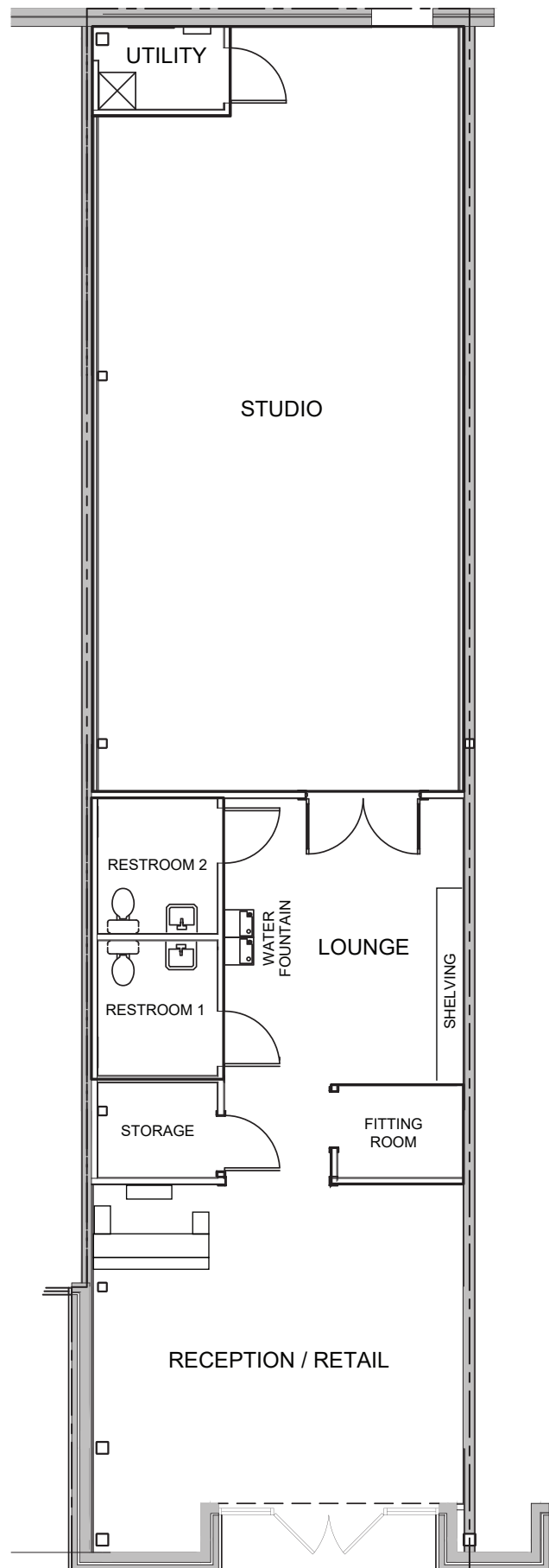


Suite 118

Fitness Space
with Retail and Studio

Current Tenant:	Pure Barre
Size:	1,721 SF
Available:	Now





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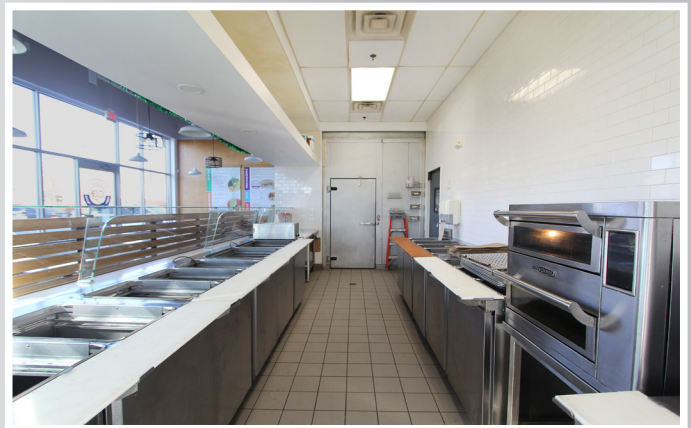
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Suite 170

Current Tenant:	Coolgreens
Size:	1,800 SF
Available:	Now



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2501 S. 90th Street, Suite 170
Restaurant Space
1,800 SF

