

**MULTI-TENANT INDUSTRIAL
FLEX PROPERTY (6 UNITS)**

OFFERING MEMORANDUM

**3145 N 84th Cir
Omaha, NE 68134**

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20130179



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General Demographics

Exclusively Marketed by:



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Brokerage License No.: 100836

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3145 N 84th Cir Omaha NE 68134
COUNTY	Douglas
BUILDING SF	9,000 SF
LAND ACRES	0.77
LAND SF	33,541 SF
YEAR BUILT	2002

FINANCIAL SUMMARY

PRICE	\$1,665,000
PRICE PSF	\$185.00
CAP RATE (CURRENT)	-0.99%

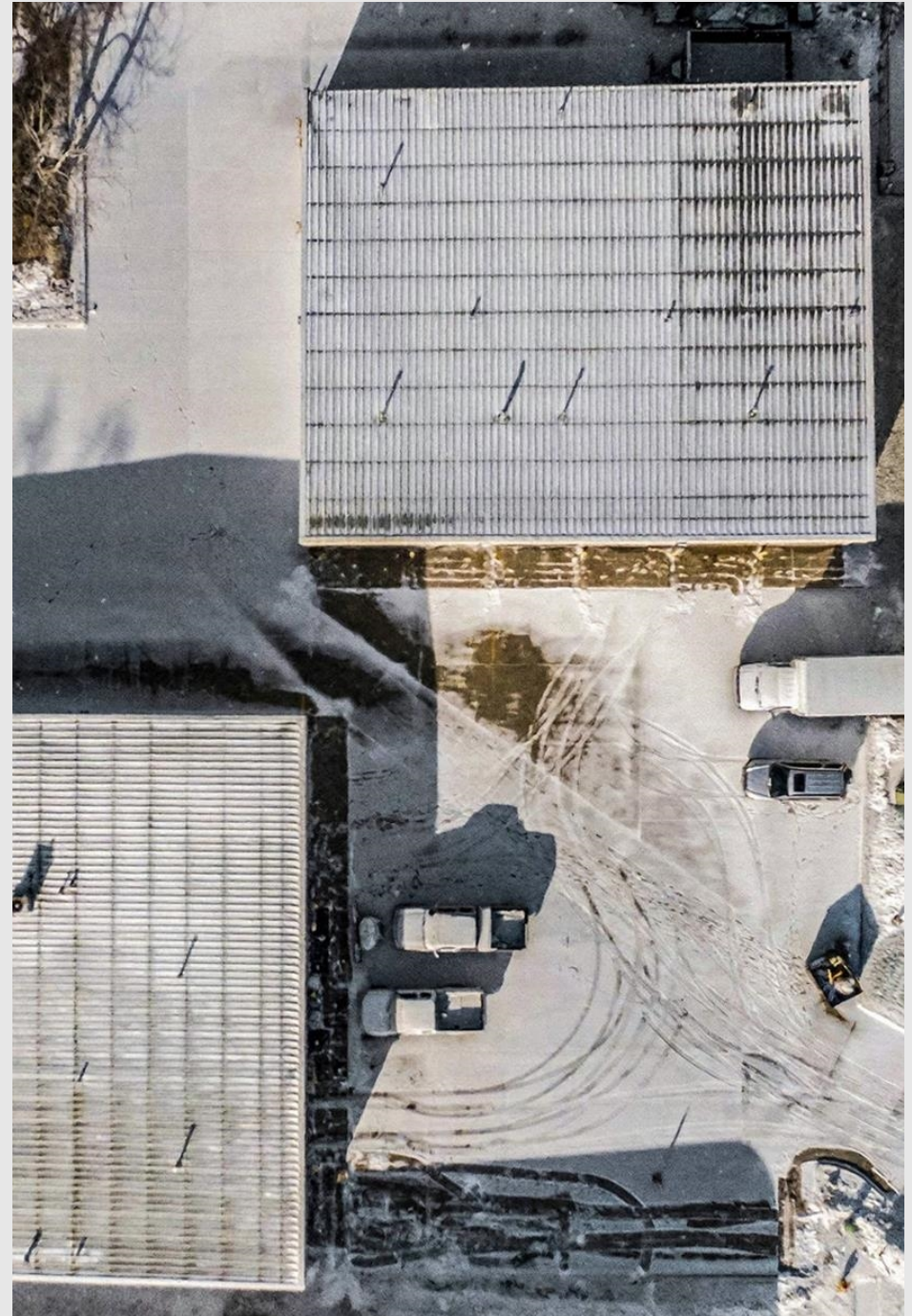
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	10,838	107,980	255,400
2025 Median HH Income	\$61,955	\$71,727	\$70,812
2025 Average HH Income	\$80,214	\$98,885	\$102,077

Six functional flex units

- Ideal for small industrial, service, or trades tenants

One floor drain per building

Some units feature additional Mezzanine Space



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BHGRE Commercial
4949 Underwood ave, Omaha, NE 68132

Investment Summary | 4

Utilities

- City water/sewer, and natural gas.
Bays are individually metered for electric and gas
One water meter per building.
- Each Unit has heat and 1 unit with AC

Location

- Convenient access to Interstate 680 for distribution and logistics

Tenant Leases

- 1 open bay currently
 - 2 bays with leases ranging from 6 months to 3 years remaining term
 - 2 bays with month-to-month leases

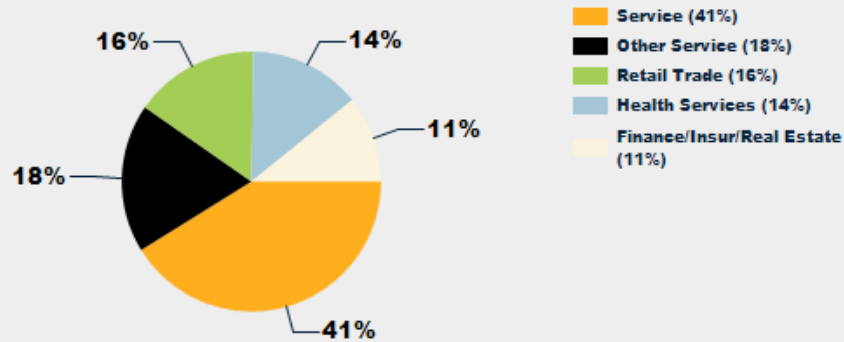
02 Location

Location Summary

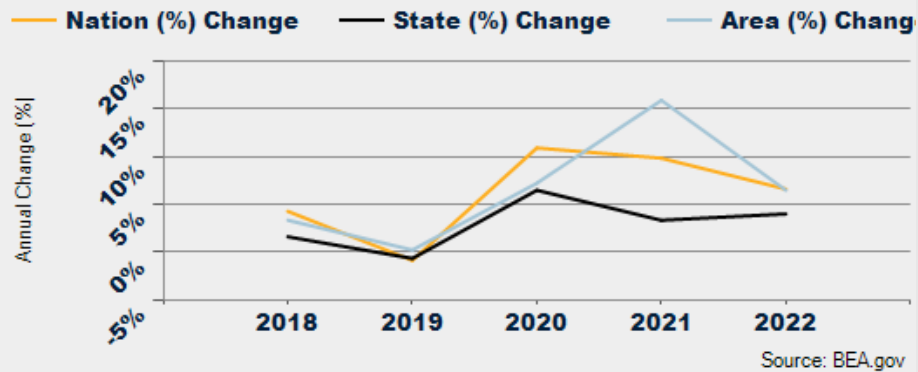
Convenient Access

- 1.5 miles to I-680 Access

Major Industries by Employee Count



Douglas County GDP Trend



03 Property Description

Property Features
Site Plan
Property Images

PROPERTY FEATURES

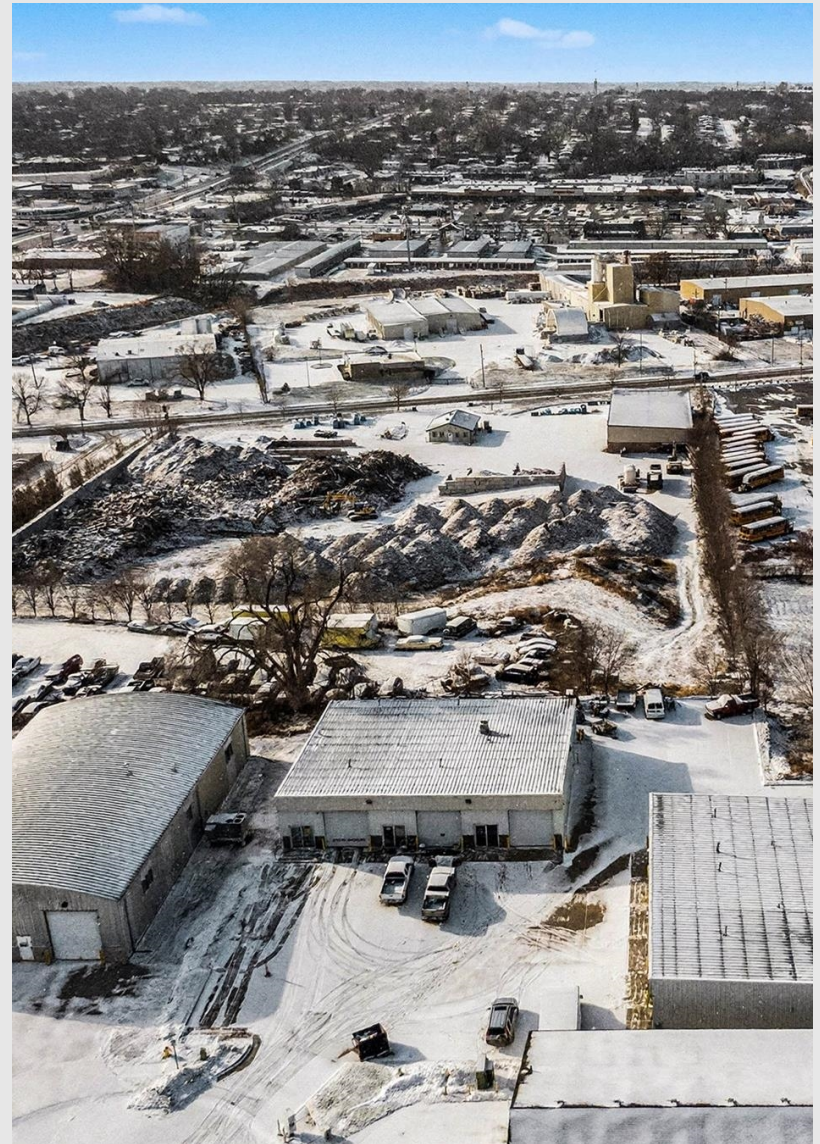
NUMBER OF UNITS	6
BUILDING SF	9,000
LAND SF	33,541
LAND ACRES	0.77
YEAR BUILT	2002
# OF PARCELS	1
ZONING TYPE	GI
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	6
CEILING HEIGHT	14'-16'
DOCK HIGH DOORS	12' x 12'
GRADE LEVEL DOORS	8

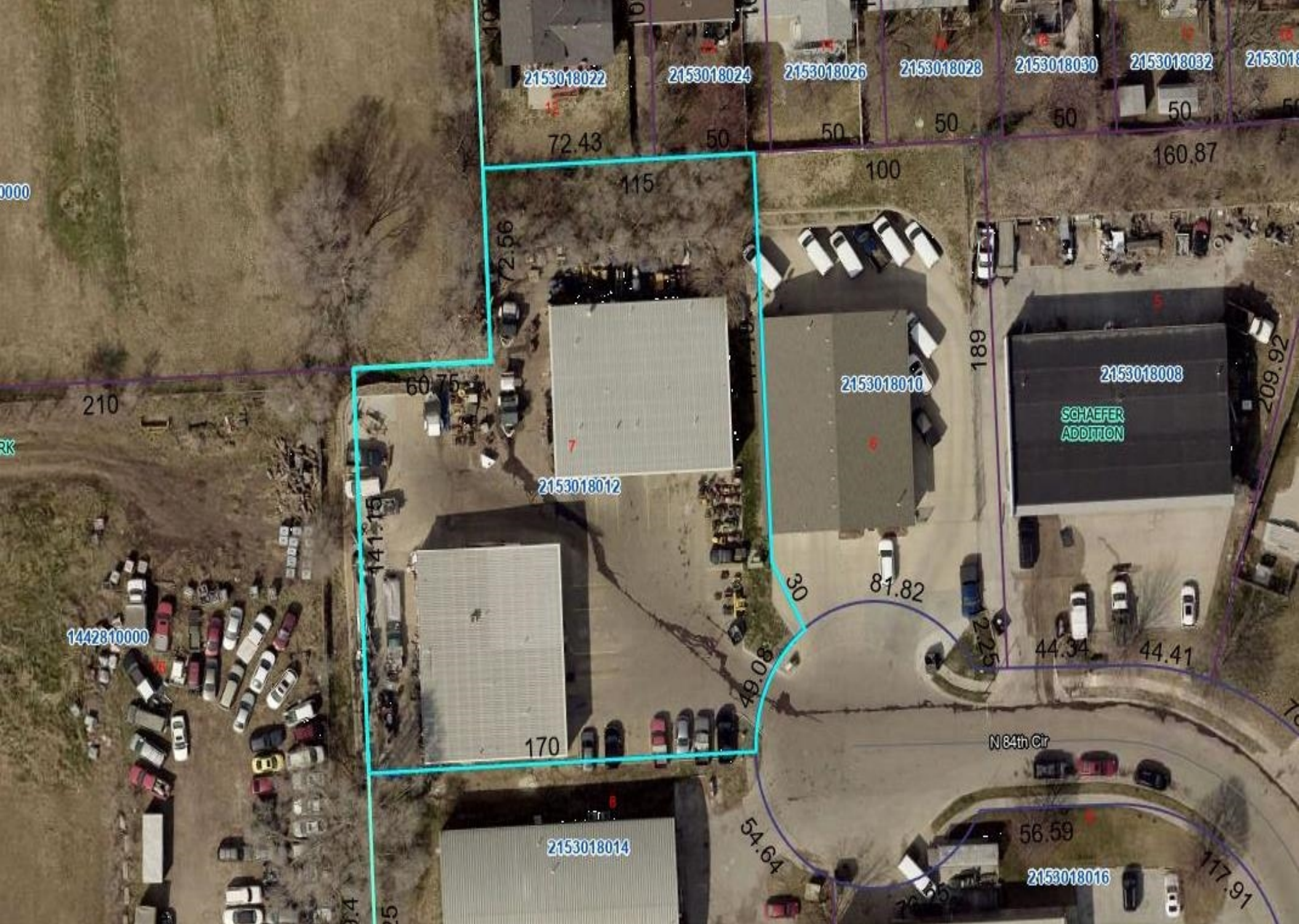
MECHANICAL

HVAC	Radiant heat gas
ELECTRICAL / POWER	3 phase

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Concrete
ROOF	Flat







2 of 6 bays offer dual overhead doors





Two Buildings- 6 Total Units



1.5 miles to I-680 Access

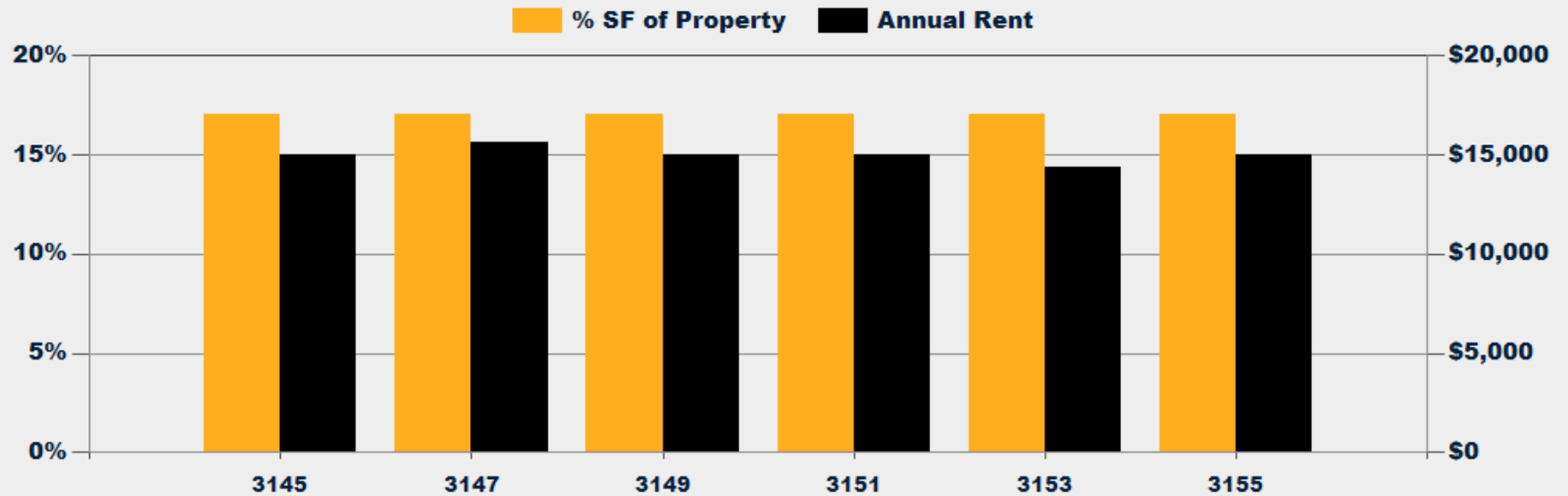


04 Rent Roll

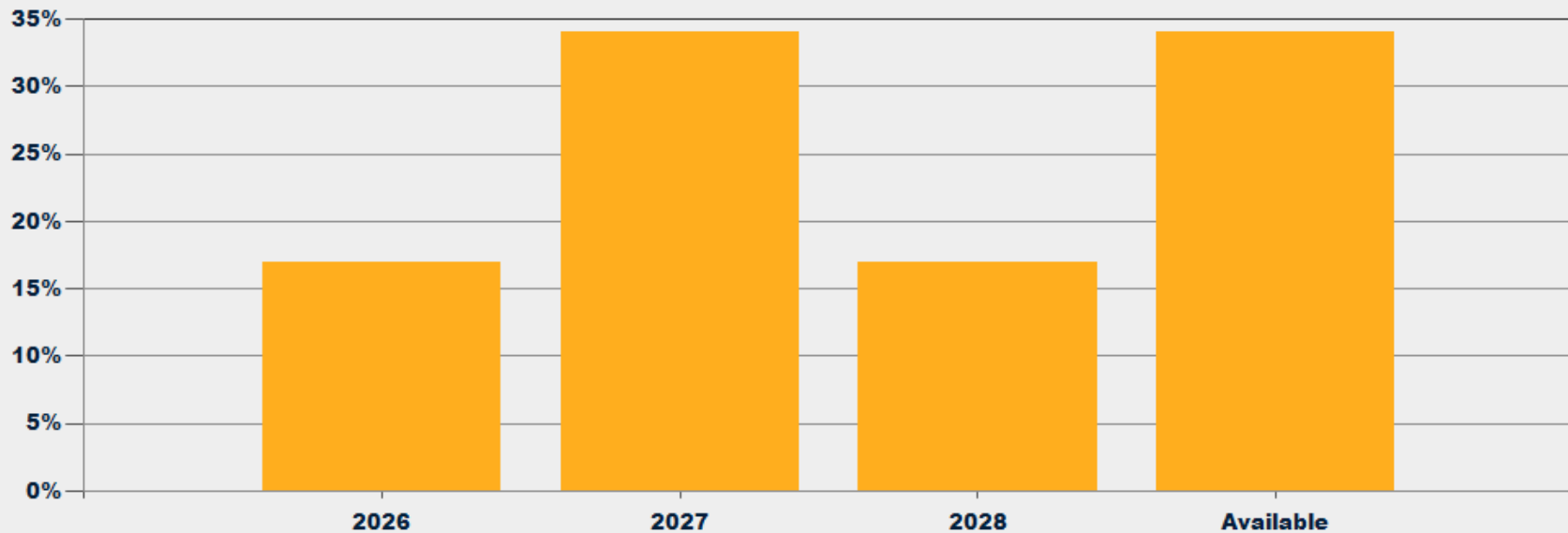
Rent Roll
Lease Expiration

Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM	Revenue (Annual)	Lease Type	Options/Notes
3145	NDA	1,500	16.67%	12/01/25	12/31/25	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00			Mod Gross	Month to month
3147	NDA	1,500	16.67%	10/01/25	09/30/28	CURRENT	\$1,300	\$0.87	\$15,600	\$10.40			Mod Gross	
3149	NDA	1,500	16.67%	02/01/25	01/31/27	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00			Mod Gross	Breaking lease end of December.
3151	NDA	1,500	16.67%	12/01/25	12/31/25	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00			Mod Gross	Month to month lease
3153	NDA	1,500	16.67%	02/01/25	01/31/27	CURRENT	\$1,200	\$0.80	\$14,400	\$9.60			Mod Gross	
3155	NDA	1,500	16.67%	05/01/25	04/30/26	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00			Mod Gross	
Totals:		9,000					\$7,500		\$90,000					

Tenant SF Analysis

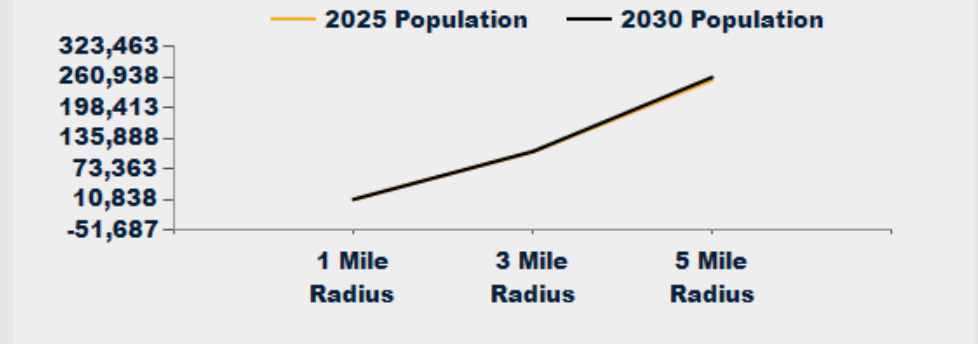


Lease Expiration Summary

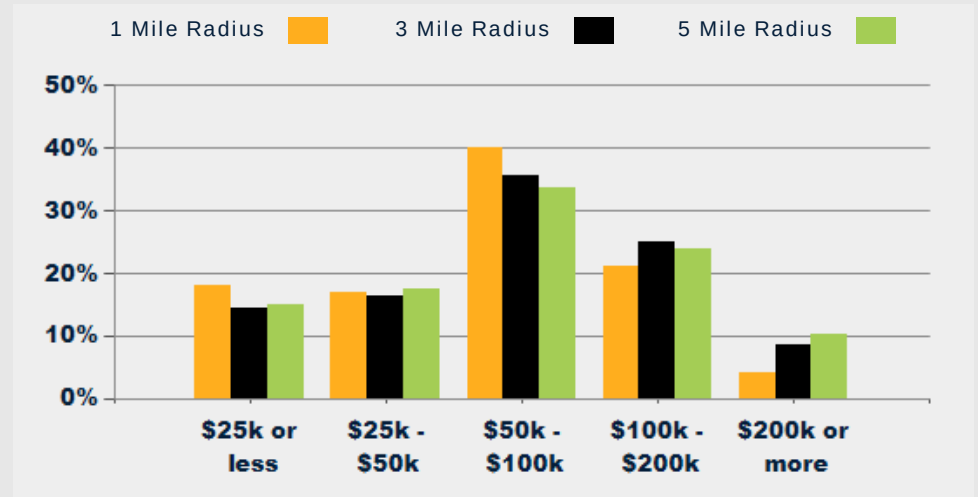


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,907	97,488	233,595
2010 Population	10,557	99,132	235,955
2025 Population	10,838	107,980	255,400
2030 Population	10,855	108,981	260,938
2025 African American	1,693	19,244	45,603
2025 American Indian	79	815	2,247
2025 Asian	503	9,253	17,236
2025 Hispanic	919	9,265	26,796
2025 Other Race	346	3,654	11,577
2025 White	7,213	65,637	156,272
2025 Multiracial	994	9,283	22,240
2025-2030: Population: Growth Rate	0.15%	0.90%	2.15%

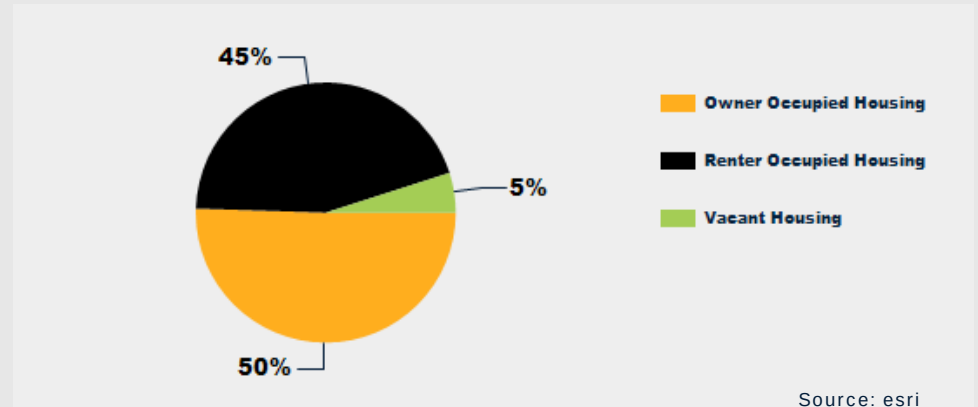
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	599	4,011	10,153
\$15,000-\$24,999	293	2,631	6,235
\$25,000-\$34,999	314	2,685	6,972
\$35,000-\$49,999	531	4,913	11,944
\$50,000-\$74,999	1,279	9,881	22,116
\$75,000-\$99,999	714	6,577	14,621
\$100,000-\$149,999	693	7,984	17,501
\$150,000-\$199,999	353	3,613	8,417
\$200,000 or greater	201	3,939	11,120
Median HH Income	\$61,955	\$71,727	\$70,812
Average HH Income	\$80,214	\$98,885	\$102,077



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	876	9,151	20,688
2025 Population Age 35-39	784	8,172	18,753
2025 Population Age 40-44	676	7,246	16,845
2025 Population Age 45-49	612	5,855	13,768
2025 Population Age 50-54	569	5,457	12,783
2025 Population Age 55-59	618	5,393	12,618
2025 Population Age 60-64	605	5,497	13,507
2025 Population Age 65-69	668	5,312	13,027
2025 Population Age 70-74	533	4,548	10,974
2025 Population Age 75-79	346	3,169	7,955
2025 Population Age 80-84	227	2,082	5,043
2025 Population Age 85+	203	1,999	4,841
2025 Population Age 18+	8,541	83,228	197,449
2025 Median Age	38	36	36
2030 Median Age	39	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,722	\$71,122	\$70,665
Average Household Income 25-34	\$82,326	\$91,402	\$93,577
Median Household Income 35-44	\$78,447	\$88,903	\$88,907
Average Household Income 35-44	\$100,699	\$117,843	\$121,950
Median Household Income 45-54	\$75,476	\$87,764	\$89,078
Average Household Income 45-54	\$96,198	\$116,543	\$123,472
Median Household Income 55-64	\$66,221	\$78,786	\$78,674
Average Household Income 55-64	\$86,592	\$109,917	\$115,170
Median Household Income 65-74	\$54,815	\$60,582	\$60,776
Average Household Income 65-74	\$64,544	\$90,710	\$93,966
Average Household Income 75+	\$53,728	\$70,720	\$73,136

Population By Age

