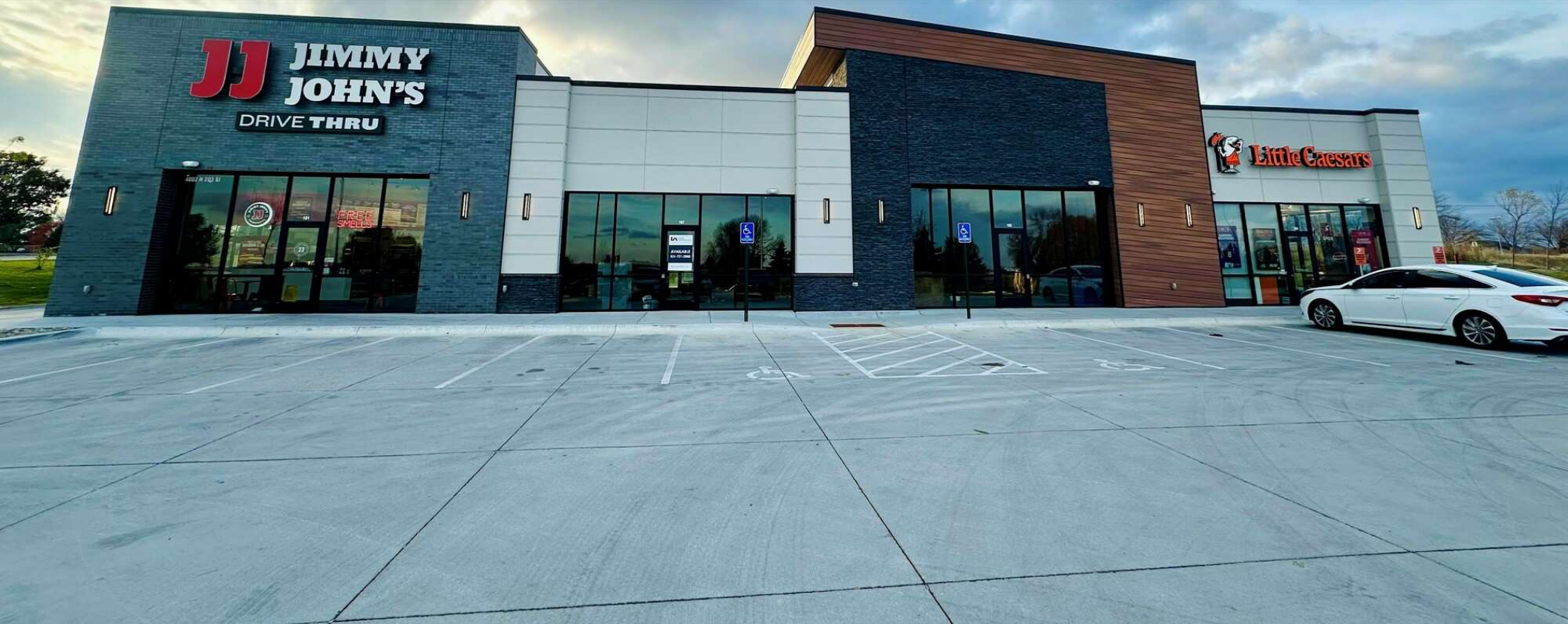


FOR LEASE - INDIAN CREEK RETAIL

4002 NORTH 203RD STREET, ELKHORN, NE 68022

RETAIL | 1,458 SF | \$4,150,000



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Jordan Potthoff

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S. Scott Moore

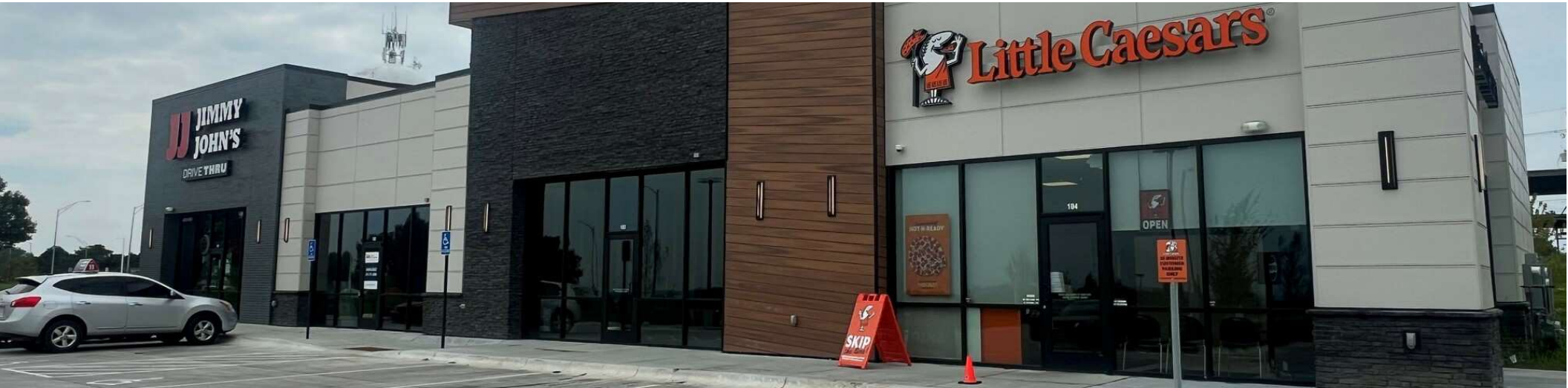
402.677.3004

Scott.Moore@lee-associates.com

FOR SALE & LEASE

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Retail | 1,458 SF | \$4,150,000



PROPERTY DESCRIPTION

This new construction building at 204th & Maple is available for sale. The four-tenant building is currently occupied by Jimmy John's, Stella's Ice Cream, and Little Caesars; with approximately 1,458 SF space available to lease or occupy. The property is located in the growing Elkhorn area with strong demographics. The West Maple corridor has seen explosive residential and commercial growth and serves as the path traveled for surrounding communities. Site is located at the full movement intersection of 204th & Laramie Street.

The four-tenant building has three bays that were leased in 2024 with one remaining. All three of those leases are structured as NNN.

LOCATION DESCRIPTION

The West Maple corridor has seen explosive residential and commercial growth and serves as the path traveled for surrounding communities. Site is located at the full movement intersection of 204th & Laramie Street.

OFFERING SUMMARY

Sale Price:	\$4,150,000
Lease Rate:	\$30.00 SF/yr (NNN)
NNNs	\$9.30 PSF (Est.)

CONTACT

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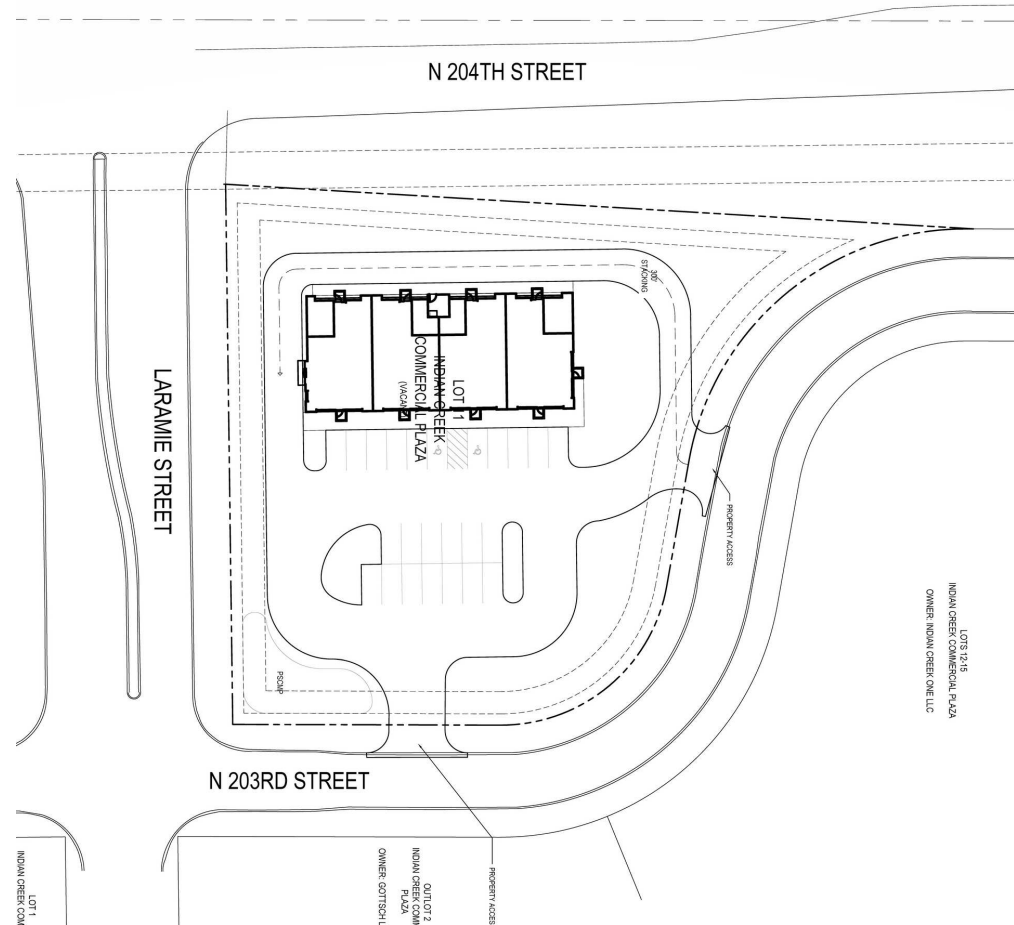
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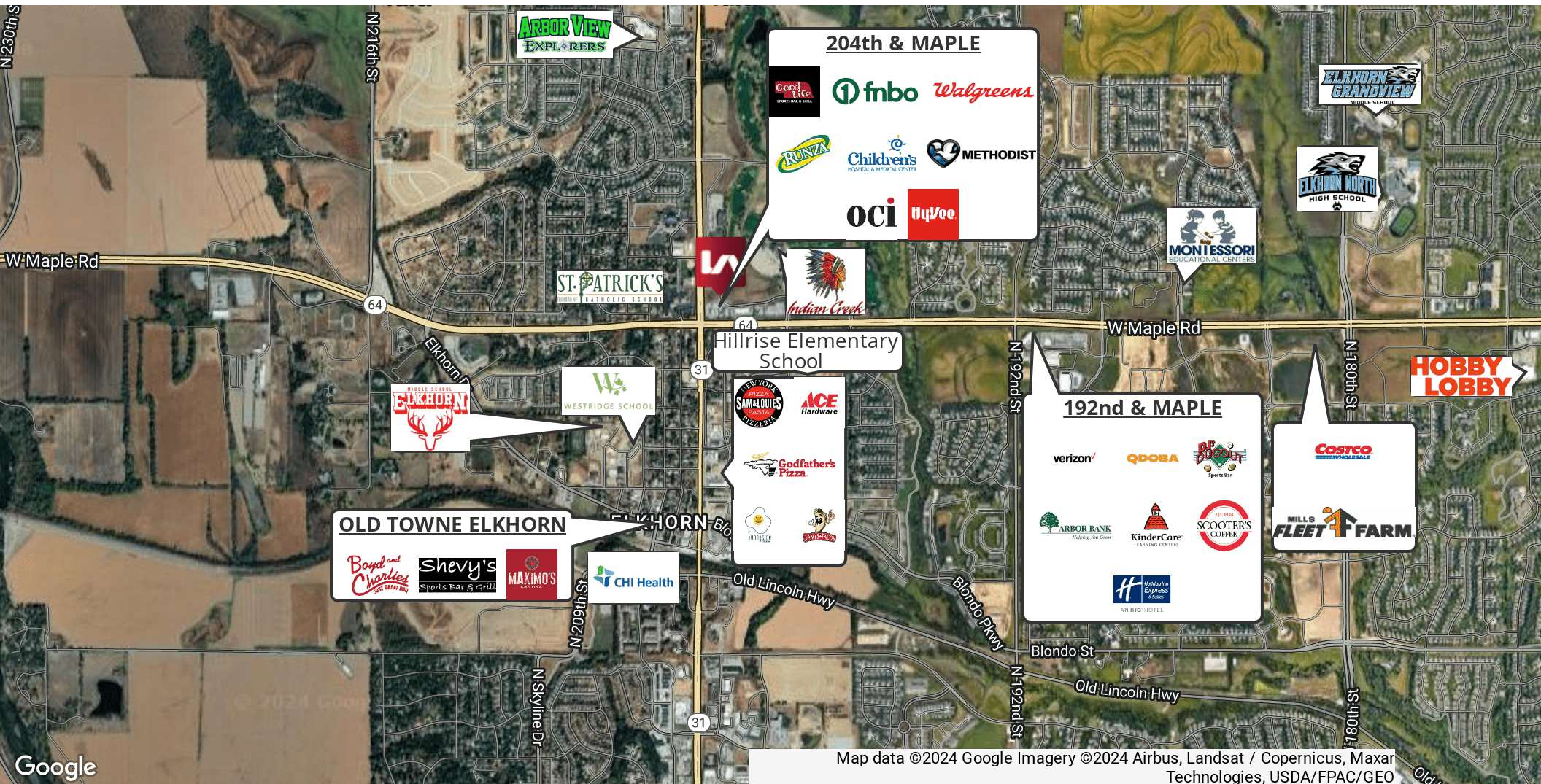
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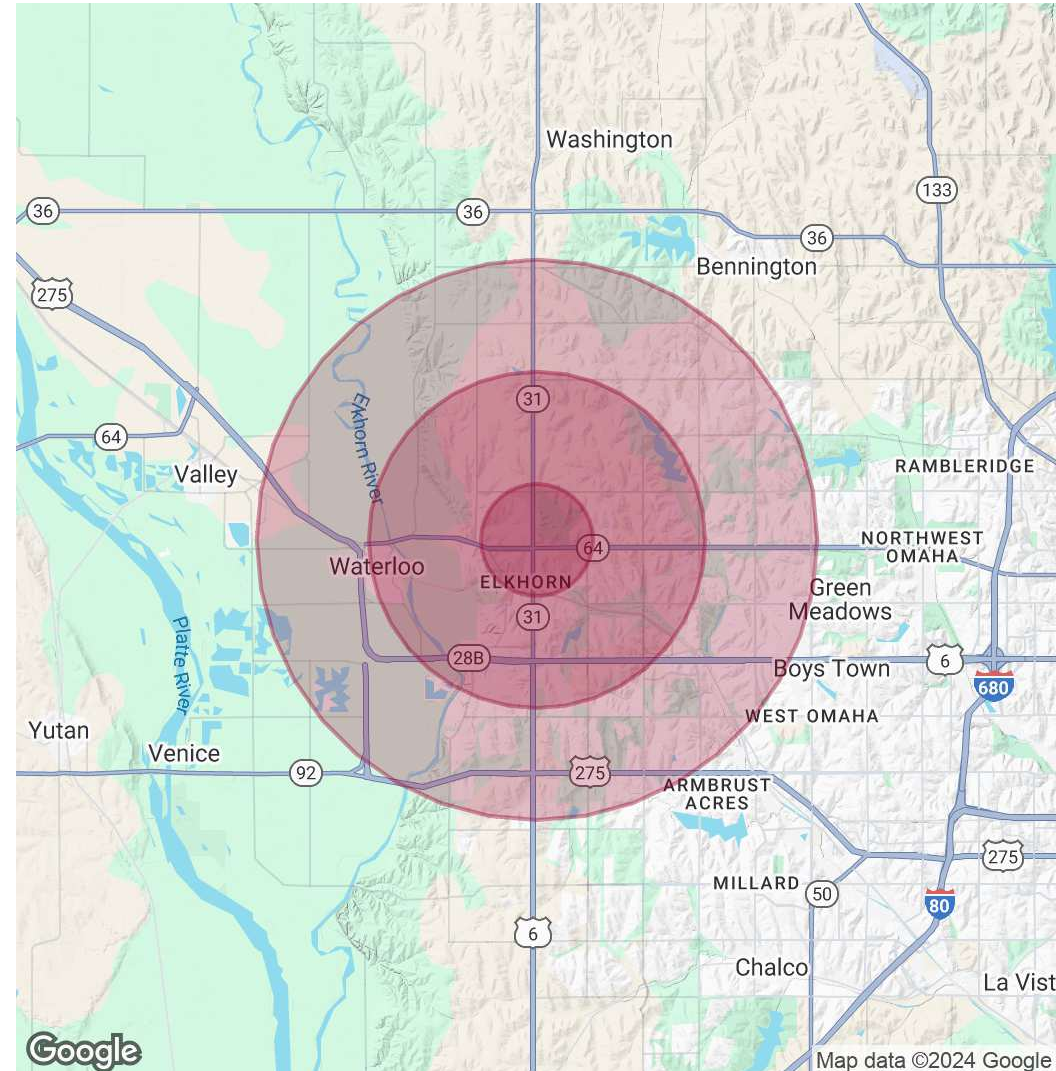


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,937	28,382	94,798
Average Age	38.3	35.2	37.3
Average Age (Male)	38.0	33.2	36.0
Average Age (Female)	38.9	35.7	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,053	10,789	35,333
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$105,095	\$121,454	\$131,354
Average House Value	\$298,609	\$322,864	\$304,415

* Demographic data derived from 2020 ACS - US Census



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