

Price Reduced

2910-3020 S 84th Street | Omaha, NE 68124

\$19,000,000

Property Features

- Conveniently located North of Interstate 80, just south of West Center Road
- Double-sided, full-color video sign for tenants' advertising and logos
- Approximately 203,351 sq. ft. of retail space on approximately 18.13 acre lot
- Commercial zoning allowing for retail, customer service, and office storefront uses
- 100% occupied center with well-established tenants

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OFFERING MEMORANDUM & LEGAL LIABILITY

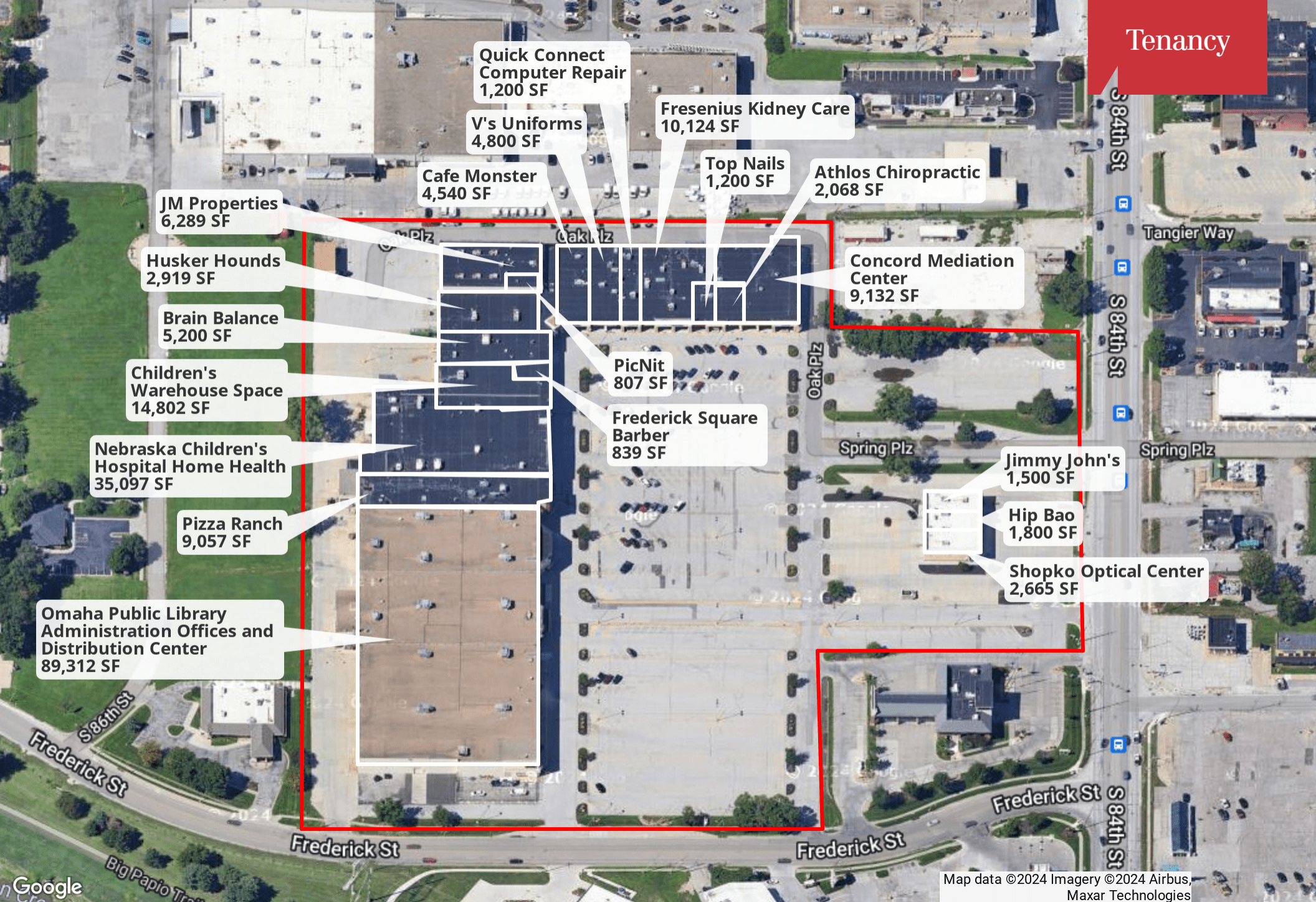
The Offering Memorandum ("The Memorandum") is intended solely for the limited use of The Potential Purchaser in considering whether to pursue negotiations to acquire Frederick Square, Omaha, Nebraska ("The Property"). The Memorandum, prepared by Trenton B. Magid of NAI NP Dodge ("NAI NP Dodge"), contains information pertaining to the operation of The Property and does not purport to be all-inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon NAI NP Dodge, The Owner or The Memorandum and based on such documents, information and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, NAI NP Dodge and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor NAI NP Dodge or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from NAI NP Dodge and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum's contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or NAI NP Dodge; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum's contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum's contents in any fashion or manner detrimental to the interest of The Owner or NAI NP Dodge or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or NAI NP Dodge is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior approval of The Owner. Any and all questions related to The Memorandum or The Property must be directed to NAI NP Dodge. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum and all copies (including partial copies) to the appropriate representative of NAI NP Dodge.



CUSTOM TABLE HEADLINE
EXECUTIVE SUMMARY

Year Built / Renovated	1974 / 2007
Building Size	203,351 SF
Zoning	CC
Market	Omaha
Submarket	South Central
Cross Streets	South 84th & Frederick Streets
Lot Size	18.13 AC
Buildings	2
Utilities / Fire Suppression	Separately Metered / Yes
Sale Price	\$19,000,000 \$93.43 PSF





CUSTOM TABLE HEADLINE

ADDRESS	TENANT	SIZE (SF)
2910 S 84th Street	Concord Mediation	9,132 SF
2912 S 84th Street	Athlos Chiropractic	2,068 SF
2914 S 84th Street	Top Nails	1,200 SF
2916 S 84th Street	Fresenius Kidney Care	10,124 SF
2918 S 84th Street	Quick Connect	1,200 SF
2920 S 84th Street	V's Uniforms	4,800 SF
2932 S 84th Street	Cafe Monster	4,540 SF
2954 S 84th Street	J.M. Properties	6,289 SF
2958 S 84th Street	Husker Hounds Garage	2,919 SF
2962 S 84th Street	PicNit	807 SF
2974 S 84th Street	Brain Balance	5,200 SF
2980 S 84th Street	Children's Hospital Warehouse	14,802 SF
2984 S 84th Street	Frederick Square Barber	839 SF
3000 S 84th Street	Nebraska Children's Hospital Home Health	35,097 SF
3010 S 84th Street	Pizza Ranch	9,057 SF
3020 S 84th Street	Omaha Public Library Administration Offices and Distribution Center	89,312 SF
3044 S 84th Street, Suites 1 & 2	Shopko Optical	2,665 SF
3044 S 84th Street, Suite 3	HIP BAO	1,800 SF
3044 S 84th Street, Suite 4	Jimmy John's	1,500 SF
		Total: 203,351 SF

LIBRARY ADMINISTRATION OFFICES

In 2022, the Omaha Public Library opened its new administration offices and distribution services facility at Frederick Square.

NEBRASKA CHILDREN'S HOSPITAL HOME HEALTH

Nebraska Children's Hospital Home Health is one of the modern home-health care agencies that provides high-quality home-health care services for promoting health and improving quality of life. Home Health Services includes nursing, physical therapy, and occupational therapy.

PIZZA RANCH

With over 200 Pizza Ranch restaurants in 13 states, the Pizza Ranch located at Frederick Square served as the first Omaha location for the franchise. The Midwestern fast casual restaurant is known for their pizza, chicken, and salad bar.

FRESENIUS KIDNEY CARE

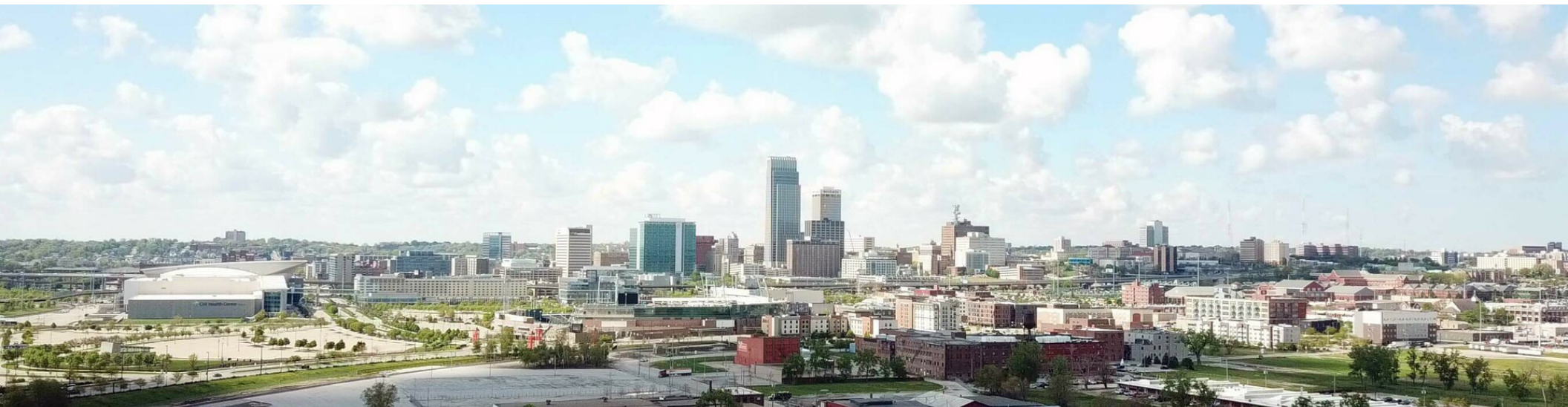
Fresenius Kidney Care is a worldwide leader in the treatment of renal disease and an innovative leader in kidney disease research. Serving over 345,000 patients in over 4,150 facilities nationwide, Fresenius is dedicated to helping people with chronic kidney disease.

QUICK CONNECT

Quick Connect Computer Services provides repair, made-to-order PCs, workstations & laptops, virus removal, laptop screen replacement, and online remote services. The Frederick Square store is the only Omaha location, while a second store is located in Lincoln, NE.

CONCORD MEDIATION

Concord Mediation Center offers collaborative, problem-solving services for Nebraska's Douglas and Sarpy Counties. From divorce and child welfare conflicts to education, estate planning, and elder care disputes, Concord Mediation Center helps families in a variety of situations.



LOCATION & MARKET

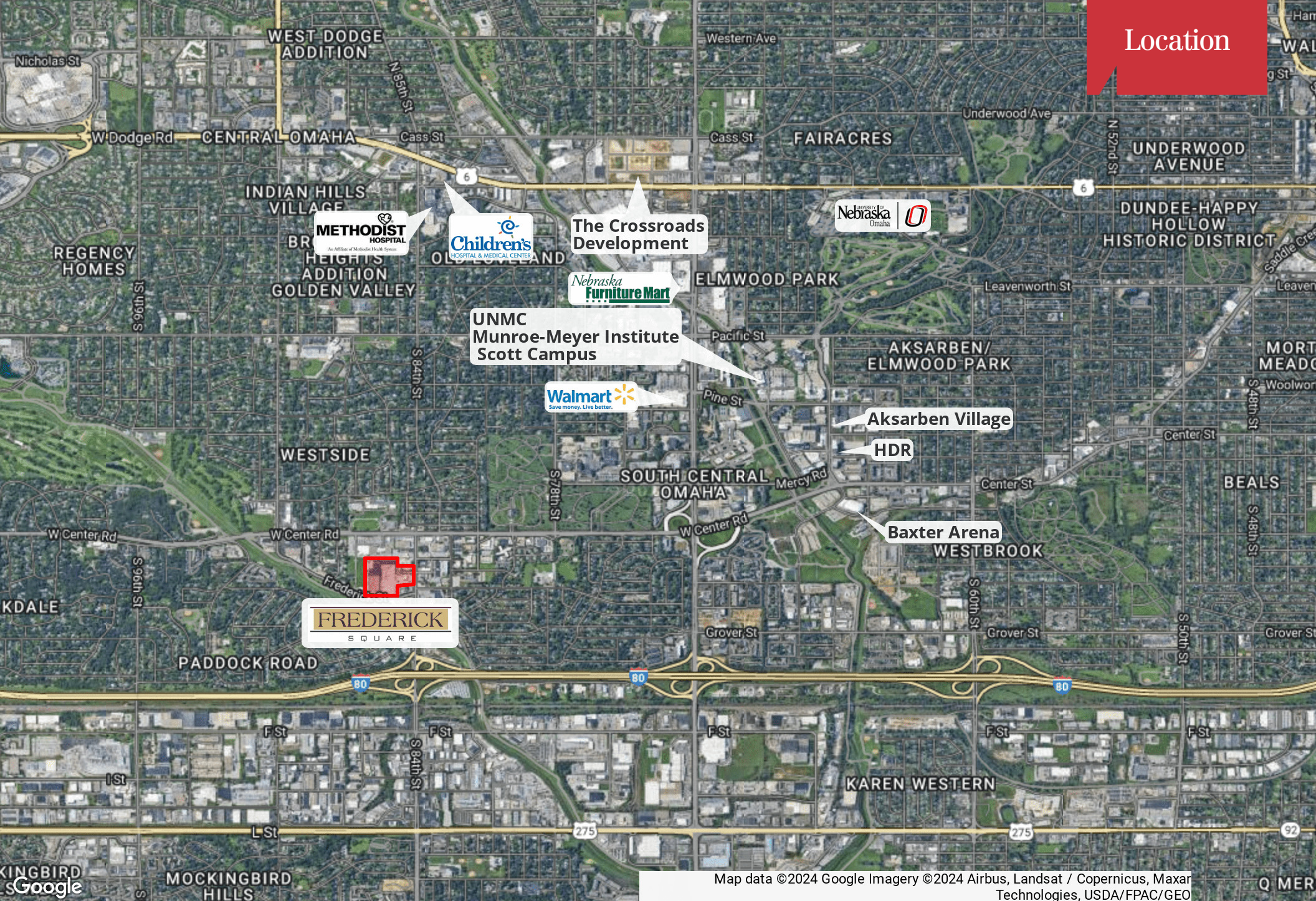
Frederick Square is located at the southwest corner of South 84th Street and West Center Road in Douglas County, just four miles from downtown, Omaha, Nebraska. The site provides excellent access via 84th Street to Interstate 80, which is only one mile south of the subject property.

With over 984,000 people, Omaha is the largest city in Nebraska and the 38th largest city in the nation. Today, Omaha is the home to the headquarters of four Fortune 500 companies: the nation's largest railroad operator, Union Pacific Corporation; insurance and financial firm Mutual of Omaha; one of the world's largest construction companies, Kiewit Corporation; and mega-conglomerate Berkshire Hathaway. With diversification in several industries, including banking, insurance, agribusiness, telecom, architecture/construction, and transportation, Omaha's economy has grown dramatically.

Omaha is currently experiencing a construction boom. Google has invested nearly \$6 billion in the metro area in the past few years with more investments to come. Construction continues on Facebook's data center campus, which takes up nearly a full square mile.

The City of Omaha and its philanthropic benefactors have opened a \$300 million Riverfront Parks complex, a \$105 million music venue and a \$103 million science museum just in the downtown area alone. Yet another \$100 million+ arts venue is just getting under construction. Also in the downtown area, Mutual of Omaha has started construction on a \$600 million, 677-foot headquarters tower, which will be the tallest building in a multi-state region. Construction has started on Omaha's \$306 million modern streetcar system that will enhance connectivity in the urban core.

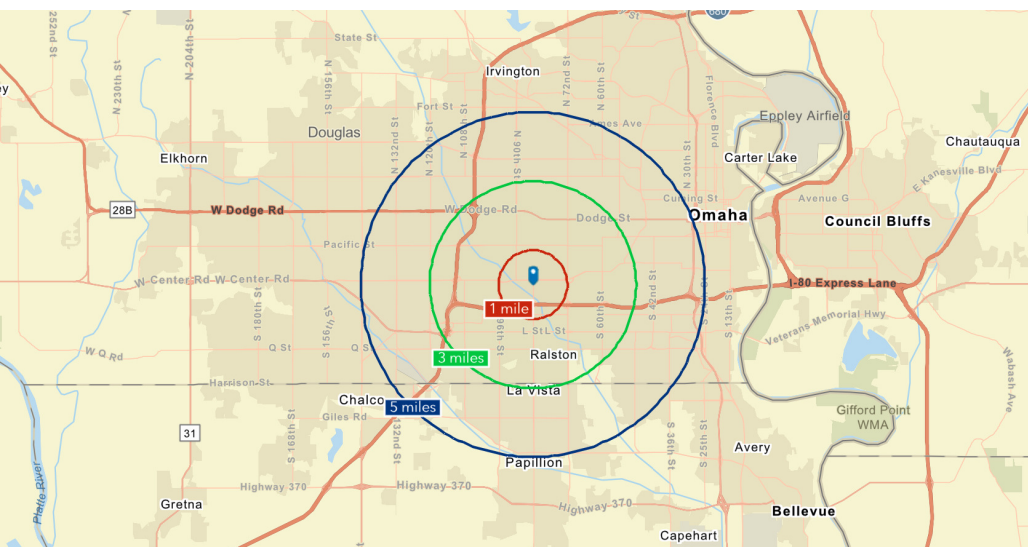
Frederick Square is located on the western end in the heart of Omaha's retail trade area, which is bounded by Pacific Street to the north, South 60th Street to the east, South 90th to the west, and I-80 to the south. The trade area is anchored by the Aksarben Village, the University of Nebraska campus, the Peter Kiewit Institute, the Scott Technology Center, College of Saint Mary and the new 315,000 square foot headquarters of Blue Cross Blue Shield are all located within the trade area and are major consumer drivers for Frederick Square and the retail trade area.





CUSTOM TABLE HEADLINE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,523	38,366	123,975
Total Population	8,071	84,988	288,208
Average HH Income	\$125,182	\$99,844	\$93,486



CUSTOM TABLE HEADLINE

BUSINESS SUMMARY	1 MILE	3 MILES	5 MILES
Total Businesses	556	5,576	12,735
Total Employees	9,282	100,295	220,559
Total Residential Population	8,071	84,988	288,208