

11002 EMMET ST

11002 Emmet St, Omaha, NE 68164

FOR LEASE



GOOGLE MAPS

FEATURES

- Total Center Size: 13,491 SF
- Total Available: 1,794 SF
- Traffic Counts: 65,100 VPD @ N 108th St & W Maple Rd
- Strong local line-up in Omaha's Northwestern sub-market with great visibility to W Maple Rd
- Less than two miles north of Old Mill Office Park and one mile northeast from North Park with over 60,000 employees in a three mile radius
- Excellent fast food / National retailer performance, serving over 91,000 residents within a three mile radius
- Median Household Incomes of over \$75,000 within a three mile radius

Suite	Space	Rent	Type	Available
108	1,794 SF	\$16.00	NNN	Upon Request

SITE DATA

Gas/Electrical:	Tenant	Rent Escalator:	TBD	Zoning:	CC
Sewer/Water:	Tenant	Lease Term:	5-10 Years	Year Built:	2001
Janitorial/Maint:	Tenant	Lease Form:	Negotiable	Heat/AC:	Yes
Finisher Allowance:	TBD	Total NNN:	\$8.70	Parking:	8.07/1,000 SF

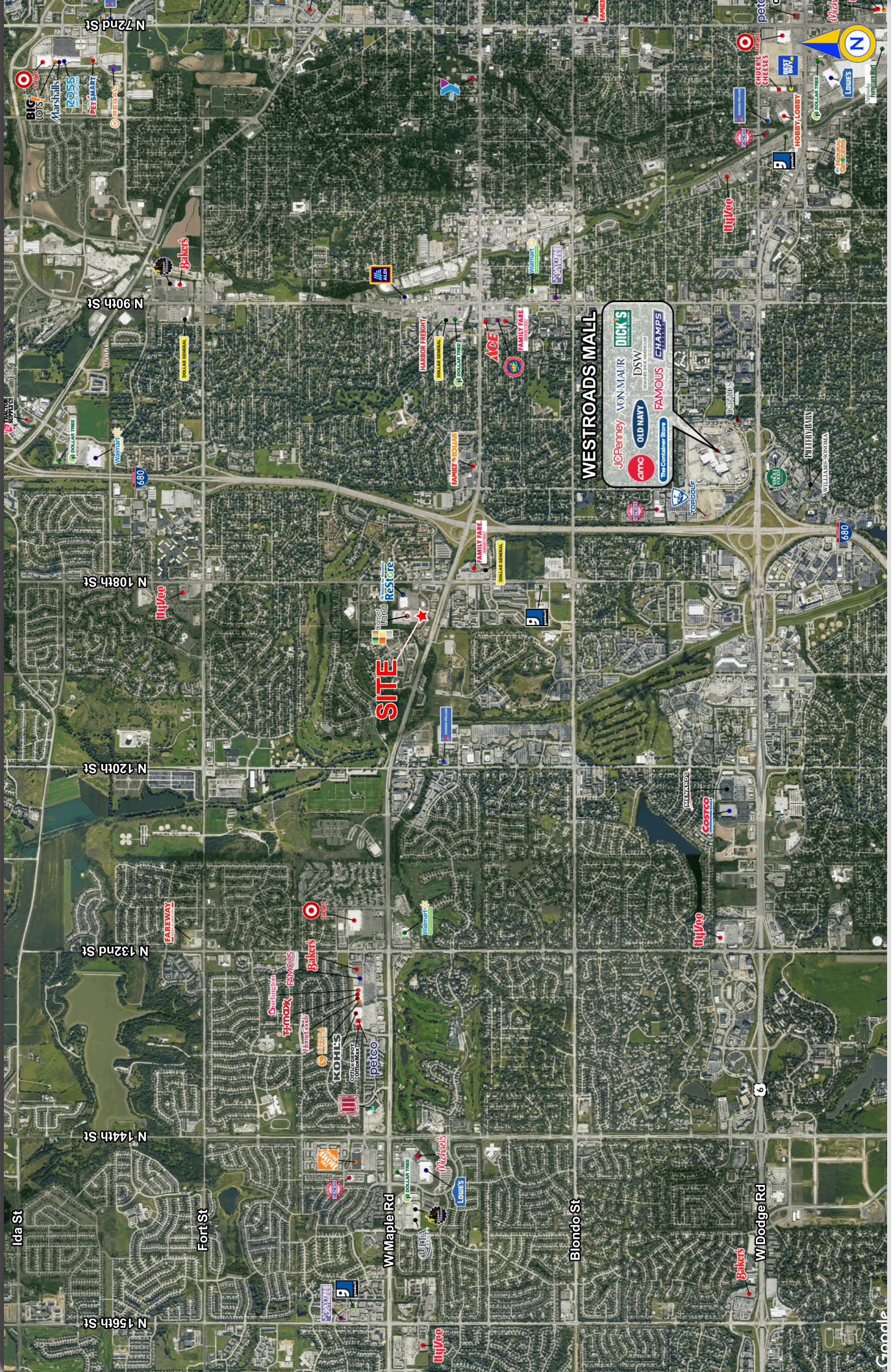
Agent: Jared Sullivan
 Phone: (402) 502-4703
 Email: jsullivan@lernerco.com

Agent: Sam Rolfe
 Phone: (402) 502-4708
 Email: srolfe@lernerco.com

The Lerner Company
 BROKERAGE • DEVELOPMENT • MANAGEMENT
 TENANT REPRESENTATION • INVESTMENT SALES
 A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

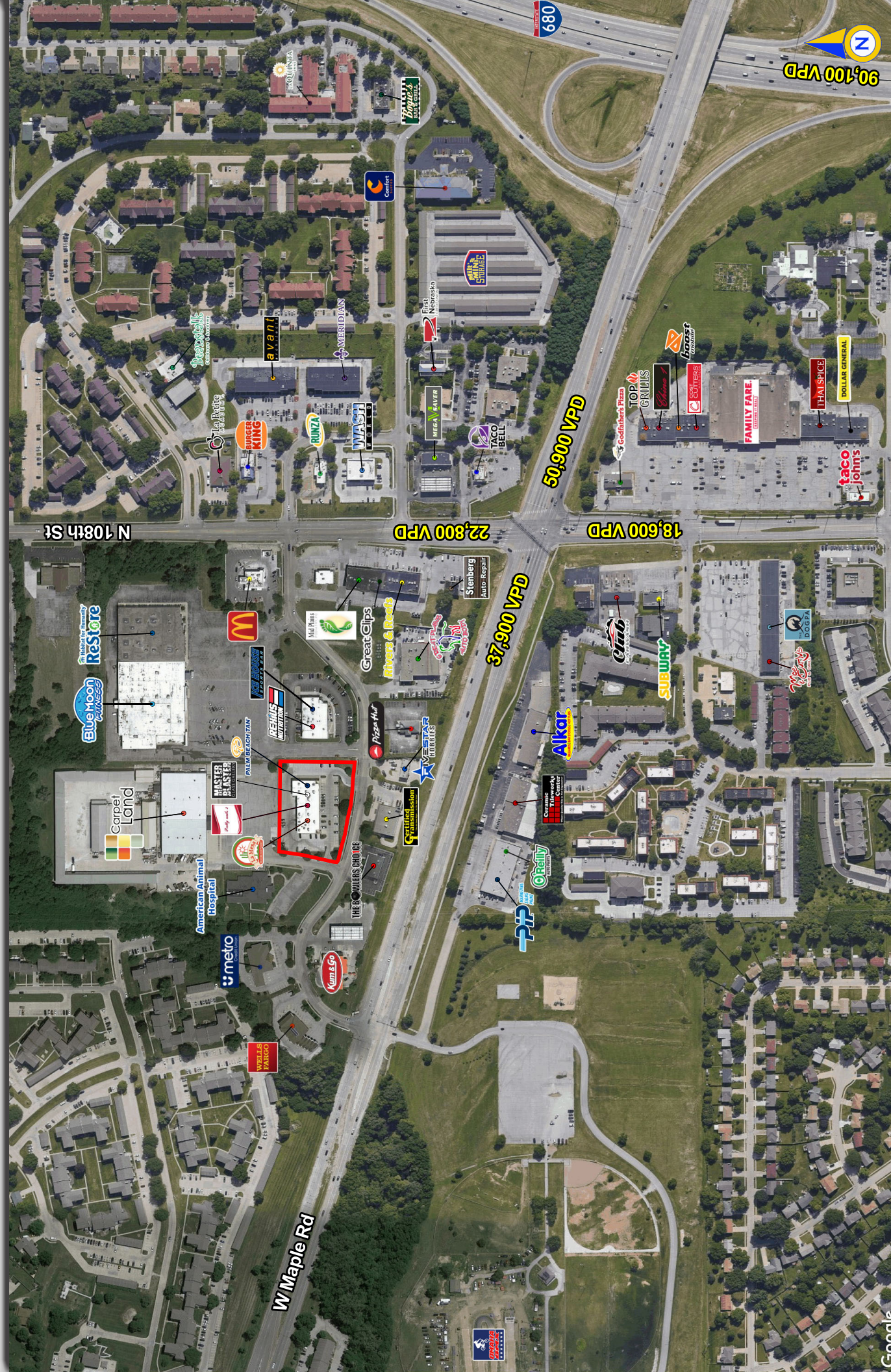


11002 EMMET ST 11002 Emmet St, Omaha, NE 68164



11002 EMMET ST

11002 Emmet St, Omaha, NE 68164



11002 EMMET ST
11002 Emmet St, Omaha, NE 68164



11002 EMMET ST

11002 Emmet St, Omaha, NE 68164

Lat/Lon: 41.2896/-96.0848

11002 Emmet St	1 mi	3 mi	5 mi
Omaha, NE 68164	radius	radius	radius
Population			
2022 Estimated Population	12,297	91,115	233,022
2027 Projected Population	12,487	93,749	241,553
2020 Census Population	12,476	90,952	232,080
2010 Census Population	11,904	85,885	212,022
Projected Annual Growth 2022 to 2027	0.3%	0.6%	0.7%
Historical Annual Growth 2010 to 2022	0.3%	0.5%	0.8%
2022 Median Age	33.2	37.3	36.9
Households			
2022 Estimated Households	5,872	39,925	95,617
2027 Projected Households	5,899	40,647	97,933
2020 Census Households	5,955	39,842	95,166
2010 Census Households	5,625	37,506	87,177
Projected Annual Growth 2022 to 2027	-	0.4%	0.5%
Historical Annual Growth 2010 to 2022	0.4%	0.5%	0.8%
Race and Ethnicity			
2022 Estimated White	64.0%	71.1%	71.9%
2022 Estimated Black or African American	17.9%	12.6%	10.9%
2022 Estimated Asian or Pacific Islander	5.6%	5.0%	6.5%
2022 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
2022 Estimated Other Races	11.9%	10.7%	10.1%
2022 Estimated Hispanic	8.6%	7.8%	7.4%
Income			
2022 Estimated Average Household Income	\$67,715	\$93,174	\$99,959
2022 Estimated Median Household Income	\$58,747	\$72,963	\$79,752
2022 Estimated Per Capita Income	\$32,352	\$40,891	\$41,137
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.7%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.4%	3.2%
2022 Estimated High School Graduate	22.5%	20.3%	19.3%
2022 Estimated Some College	26.9%	23.7%	21.4%
2022 Estimated Associates Degree Only	8.5%	9.1%	8.3%
2022 Estimated Bachelors Degree Only	26.7%	27.2%	29.6%
2022 Estimated Graduate Degree	10.0%	14.6%	16.1%
Business			
2022 Estimated Total Businesses	369	3,991	9,171
2022 Estimated Total Employees	5,223	55,314	137,265
2022 Estimated Employee Population per Business	14.1	13.9	15.0
2022 Estimated Residential Population per Business	33.3	22.8	25.4