

WOODLANDS RETAIL - READY FOR TENANT FINISHES

1,668-10,958 SF | \$22.00 - 24.00 SF/YR (NNN)

192ND & Q STREET , OMAHA, NE 68135



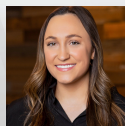
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OFFERING SUMMARY

LEASE RATE:	\$22.00 - 24.00 SF/YR NNN
Est. Op. Exp.	\$5.50
Available SF:	1,668-10,958 SF
Building Size:	Building A- 13,136 Building B- 5,949
Property Type:	Retail

PROPERTY OVERVIEW

Brand new retail buildings on the corner of 192nd & Q St, perfect for retail, office or mixed-use businesses.

PROPERTY HIGHLIGHTS

- Prime location with high traffic exposure on the corner of 192nd and Q
- Excellent demographics with a mix of young families and high-income housing developments that create a good mix of patrons for a variety of businesses
- Rapidly growing submarket
- Signage visible to a high-traffic intersection
- To be delivered with a Tenant Improvement Allowance equal to \$30.00 psf and finished as follows: Grey shell condition, building standard HVAC unit mounted on the roof, 200 Amp 3 phase panel at rear of each bay
- 2 buildings. Building "A" is a total of 13,136 SF and building "B" is a standalone building with 5,949 SF available

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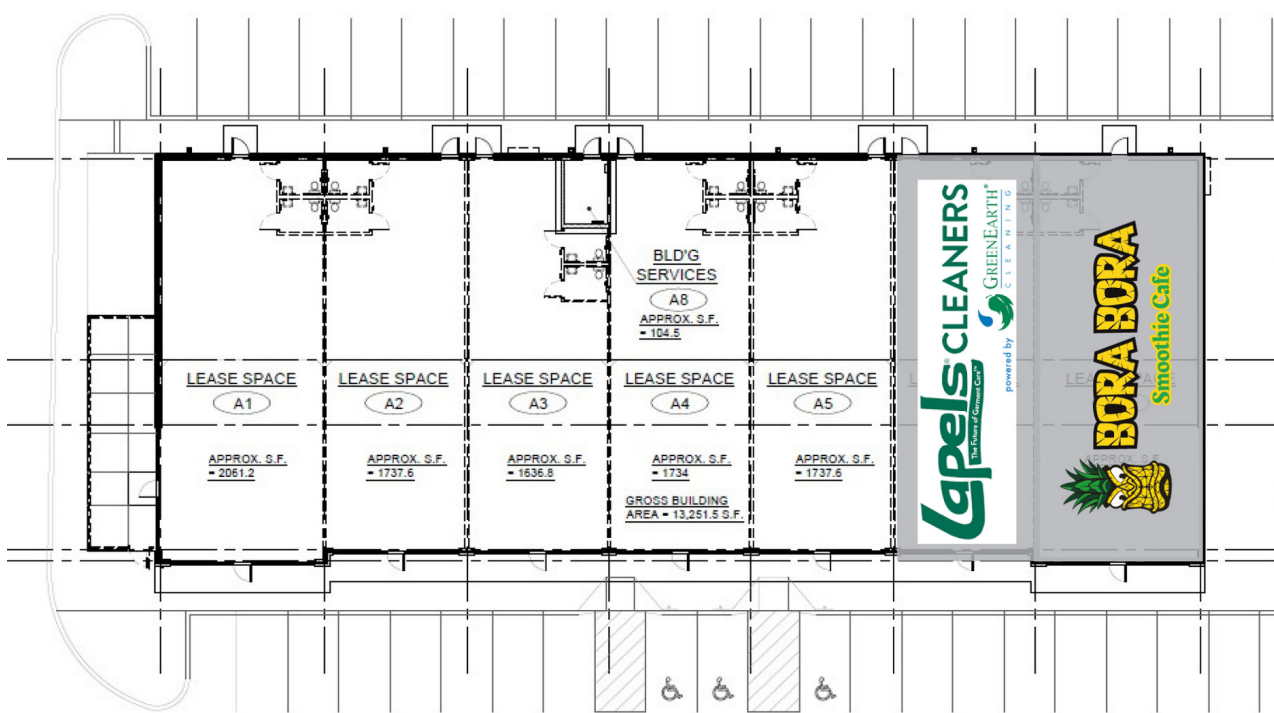
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192ND & Q STREET

BUILDING A - AVAILABLE SPACES SUMMARY



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5-10 years
Total Space:	1,668-10,958 SF	Lease Rate:	\$22.00 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
A1	2,178 SF	NNN	\$24.00 SF/yr
A2	1,779 SF	NNN	\$22.00 SF/yr
A3	1,668 SF	NNN	\$22.00 SF/yr
A4	1,775 SF	NNN	\$22.00 SF/yr
A5	1,779 SF	NNN	\$22.00 SF/yr
A6	1,779 SF	NNN	\$22.00 SF/yr

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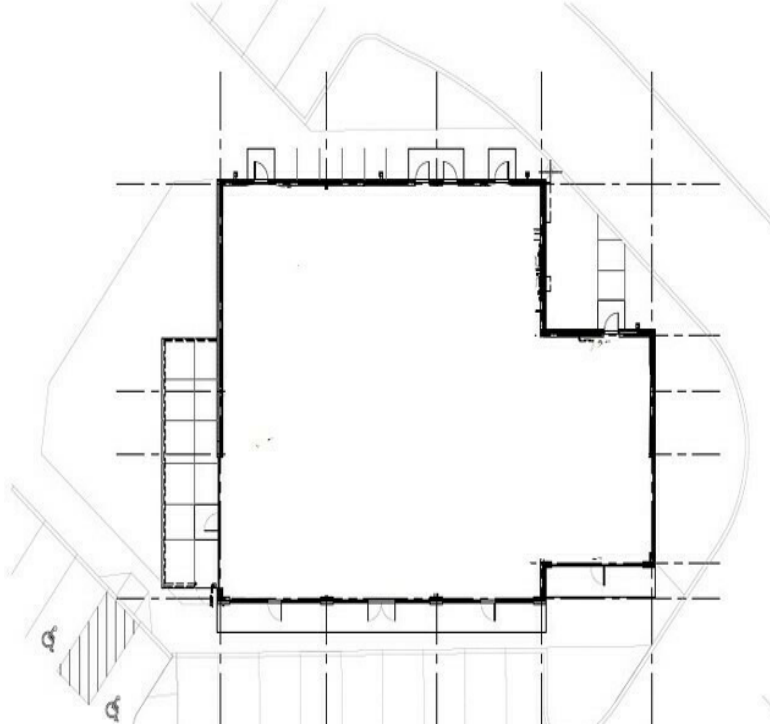
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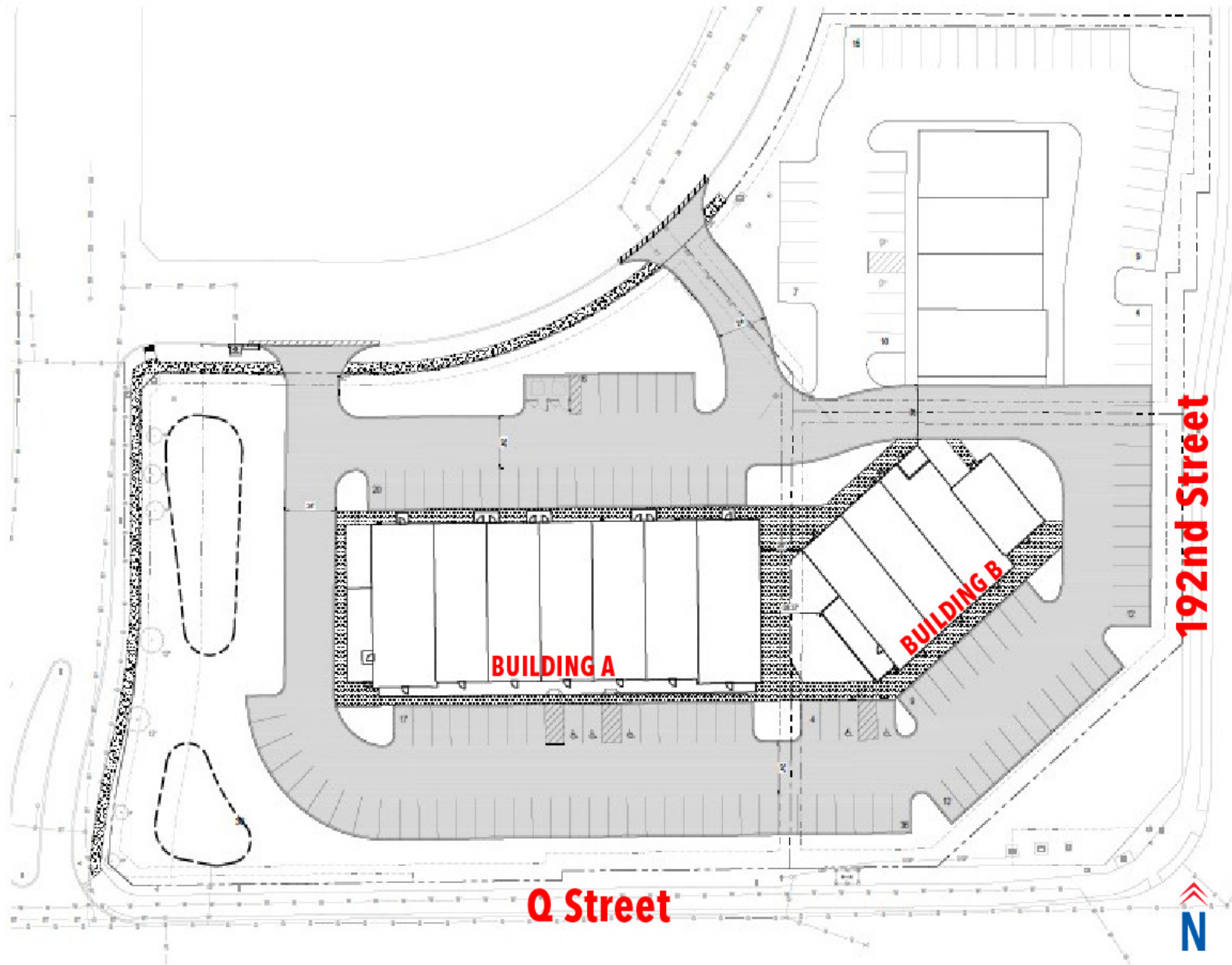
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5-10 years
Total Space:	5,949 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Building B	5,949 SF	NNN	\$24.00 SF/yr

192ND & Q STREET
SITE PLAN



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192ND & Q STREET
BUILDING A



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192ND & Q STREET
BUILDING B



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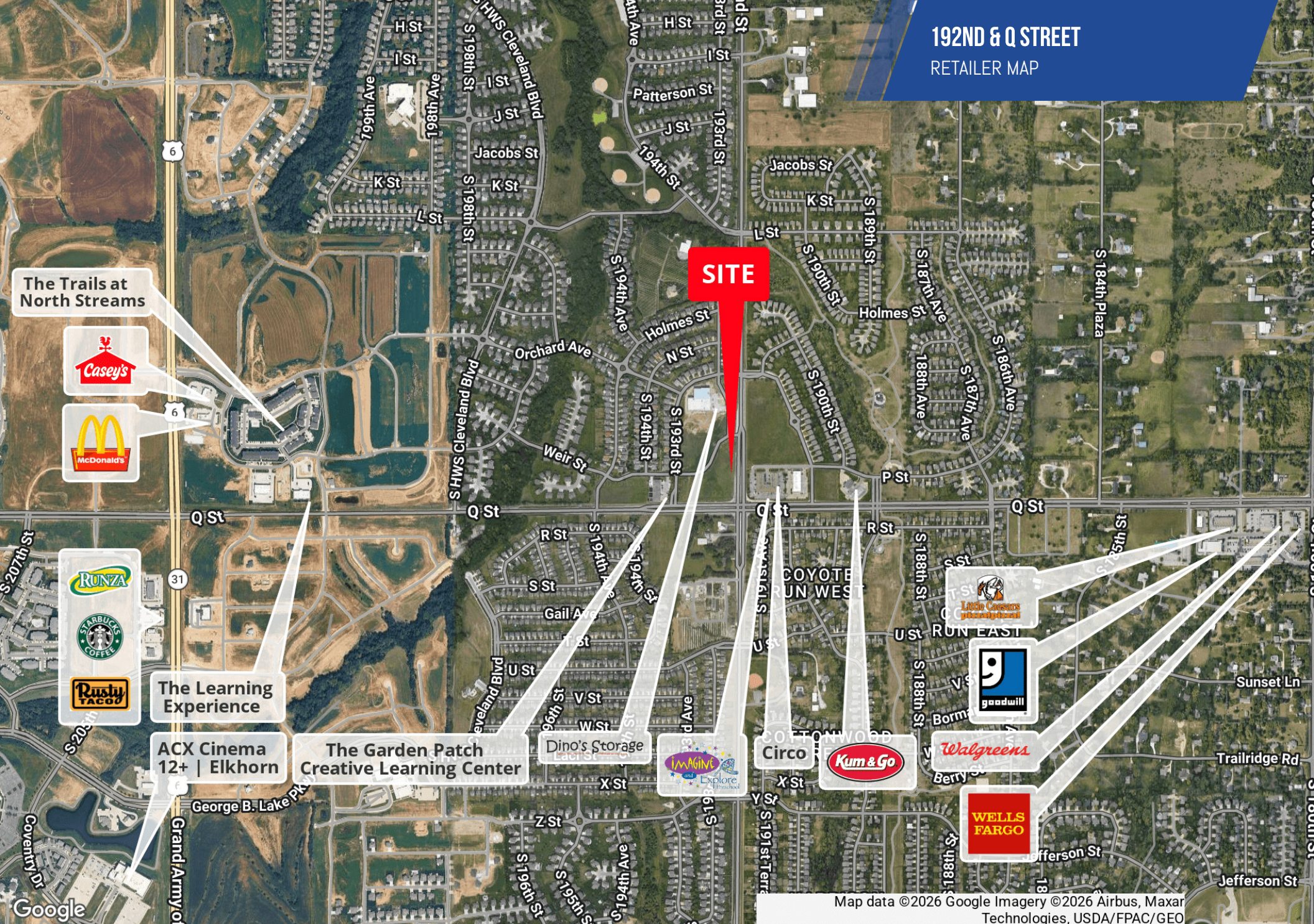
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192ND & Q STREET RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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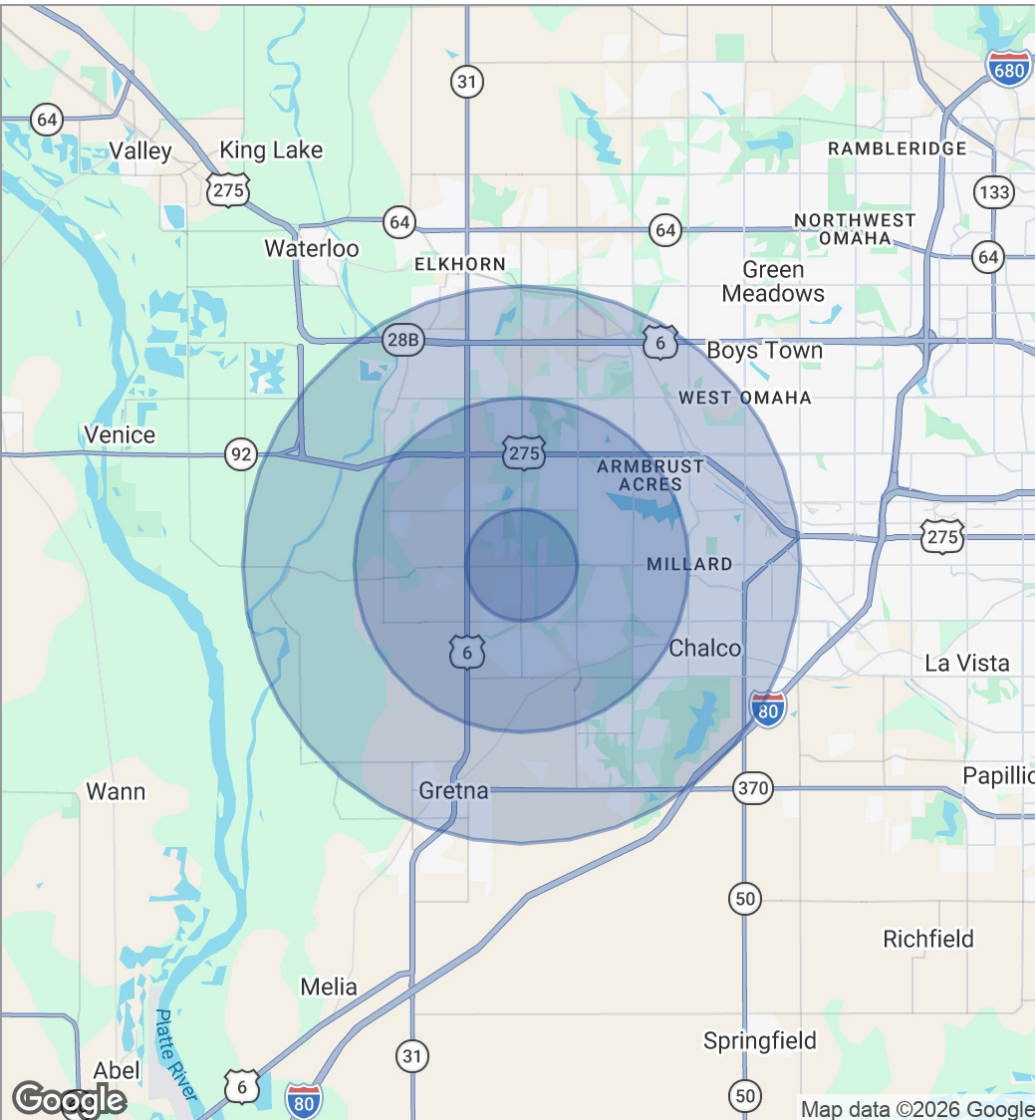
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192ND & Q STREET

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,259	64,919	151,101
Median age	33	36	37
Median age (Male)	33	36	37
Median age (Female)	34	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,735	21,778	53,714
# of persons per HH	3	3	2.8
Average HH income	\$146,331	\$178,973	\$162,514
Average house value	\$368,683	\$420,739	\$403,971

** Demographic data derived from 2020 ACS - US Census*

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