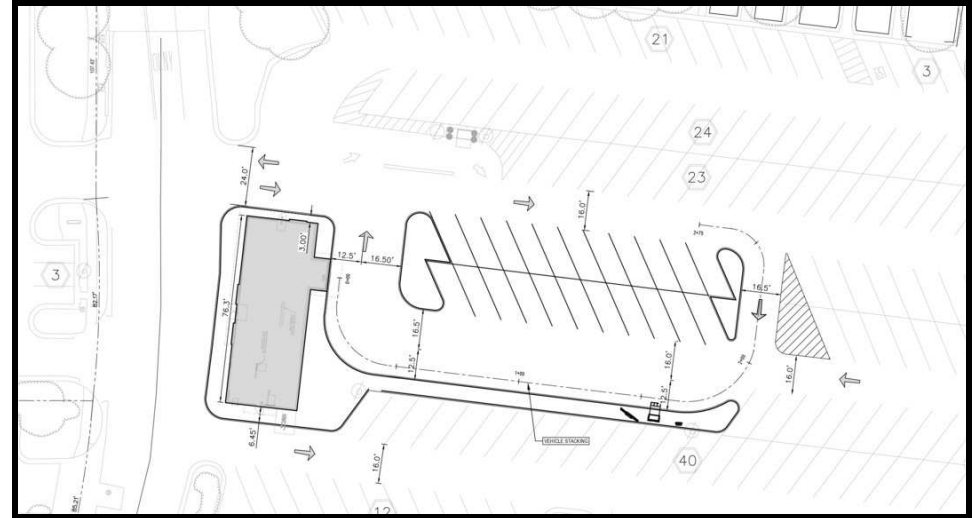
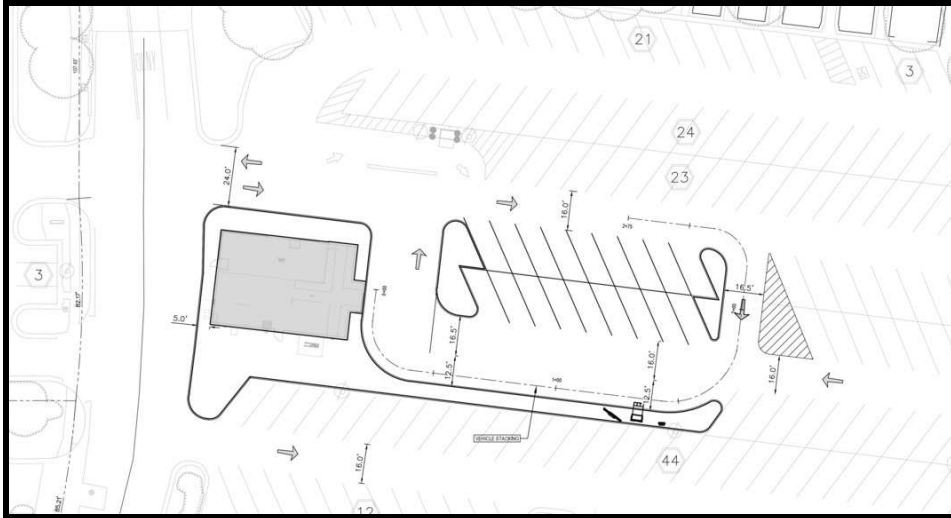




**Mitch Hohlen**

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## PROPERTY HIGHLIGHTS

- Grocery Anchored Shopping Center – Top 15% Baker’s Nationally!
- Located In High Density West Omaha With Top Demographics
- Join Baker’s, Texas Roadhouse, Jimmy Johns, Omaha Taphouse, Le Peep & More
- 97% Occupied
- Significant Visibility & Access To Omaha’s Primary East/West Street – Dodge Street
- 320,000 Vehicles Per Day Exposure

## OFFERING SUMMARY

NNN Lease Rate:	\$25.00 PSF
Available SF:	900 – 3,500 SF
Lot Size:	1 Acre

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,255	35,423	92,183
Total Population	11,771	91,270	238,921
Average HH Income	\$150,216	\$144,636	\$139,526

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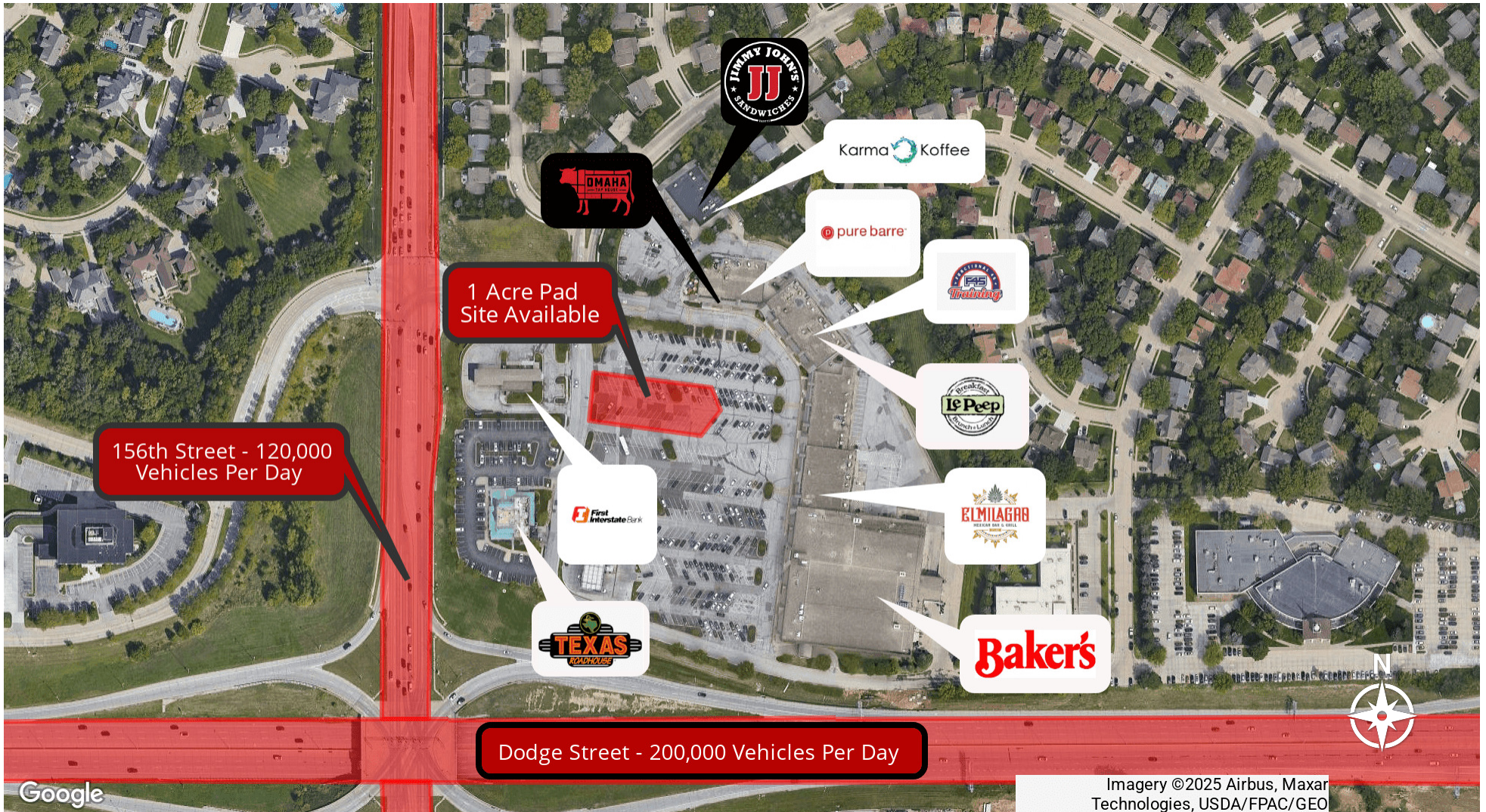


SUMMARY -- LOT 1		
	TENANT	SQ FT
505	BAKER'S SUPERMARKET	69,451
525	HEARTLAND PAWS	2,131
527-529	AVAILABLE	4,000
531	CONCEPTS SALON	2,000
533-535	PUSH PEDAL PULL	4,000
537	FASHION CLEANERS	1,600
539	PREMIER MARTIAL ARTS	1,600
541	EDELMAN FINANCIAL ENGINES	2,400
545	HUNTINGTON LEARNING CENTER	2,400
547	JADE NAIL & SPA	1,600
549	KUNZ CHIROPRACTIC	2,072
555	THAI ESARN	1,680
557	OMNI DENTAL	1,600
559-561	LE PEEP RESTAURANT	3,200
563-565	F45 TRAINING BOYSTOWN	2,400
567	LE PETIT PARIS FRENCH BAKERY	1,200
569	LE VOLTAIRE RESTAURANT	2,880
573	MANZ AGENCY	2,080
575	SPORT CLIPS	1,600
577	PURE BARRE	1,600
579-583	OMAHA TAP HOUSE	4,506

SUMMARY -- LOT 2		
	TENANT	SQ FT
587	KARMA COFFEE	1,666
589	JIMMY JOHN'S	1,600
591	EDWARD JONES	1,600
593	GREAT CLIPS	1,600
595	MEDICAL OFFICE	1,600
597	AVAILABLE	1,666

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