

FOR LEASE - MAPLE 165 PHASE II

16510 BEDFORD AVENUE, OMAHA, NE 68116

RETAIL/OFFICE | 1,364 - 8,796 SF | \$24.50 - \$26.00 SF/YR (NNN)



PRESENTED BY:

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PROPERTY DESCRIPTION

Brand new building for lease at 165th & Maple! Suited for retail, office and medical tenants. End-cap has the capability for a drive-thru. Site is located at a lighted intersection.

PROPERTY HIGHLIGHTS

- Growing West Maple corridor
- End-cap drive-thru!
- Tenant improvement allowance available

LOCATION DESCRIPTION

On busy West Maple corridor on 165th Street. Surrounded by dense residential and commercial businesses.

OFFERING SUMMARY

Lease Rate:	\$24.50 inline - \$26.00 endcap SF/yr (NNN)
Available SF:	1,364 - 8,796 SF
NNNs:	Est. \$7.00 PSF
Parking Ratio:	6.4:1

CONTACT

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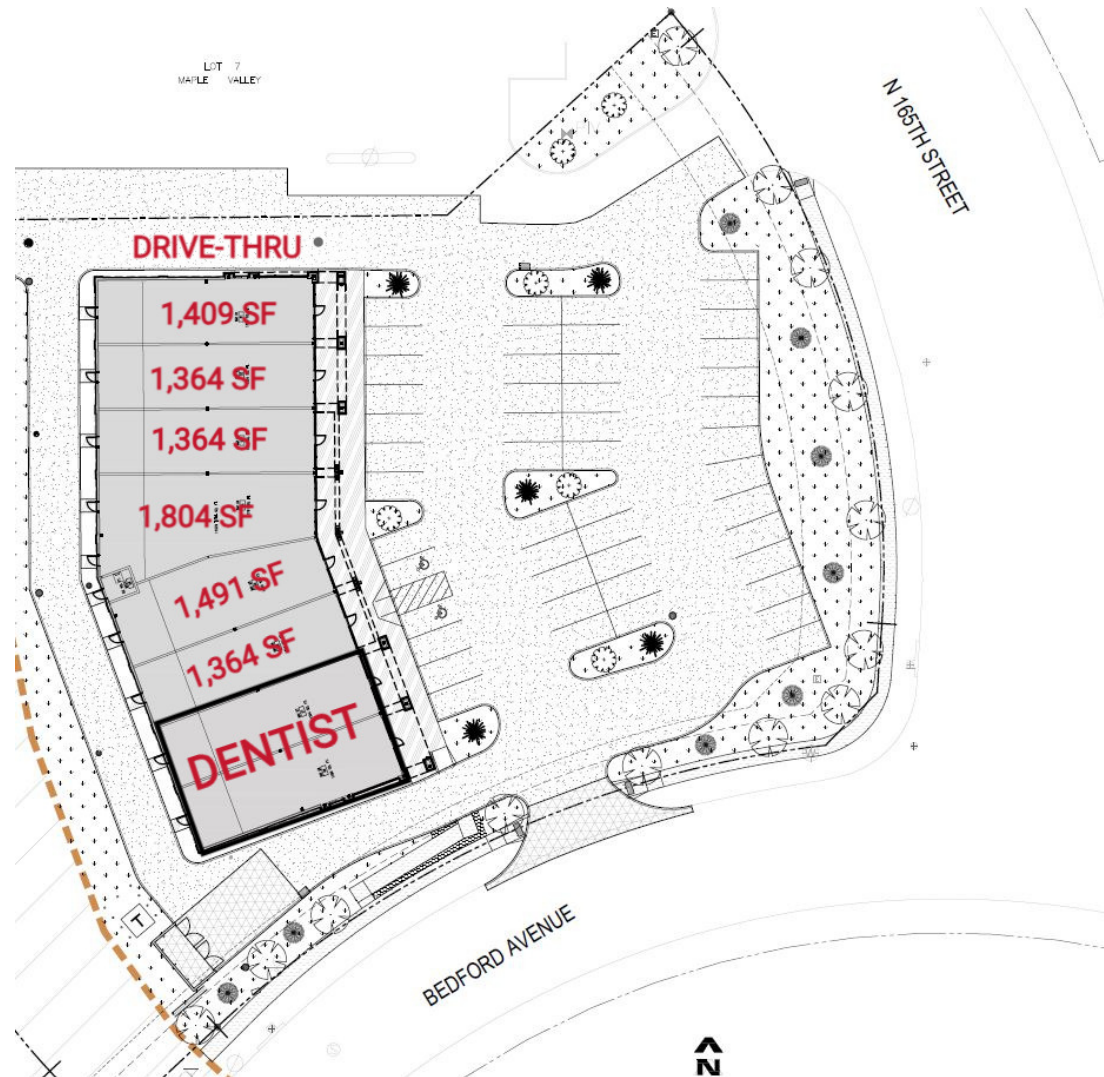
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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

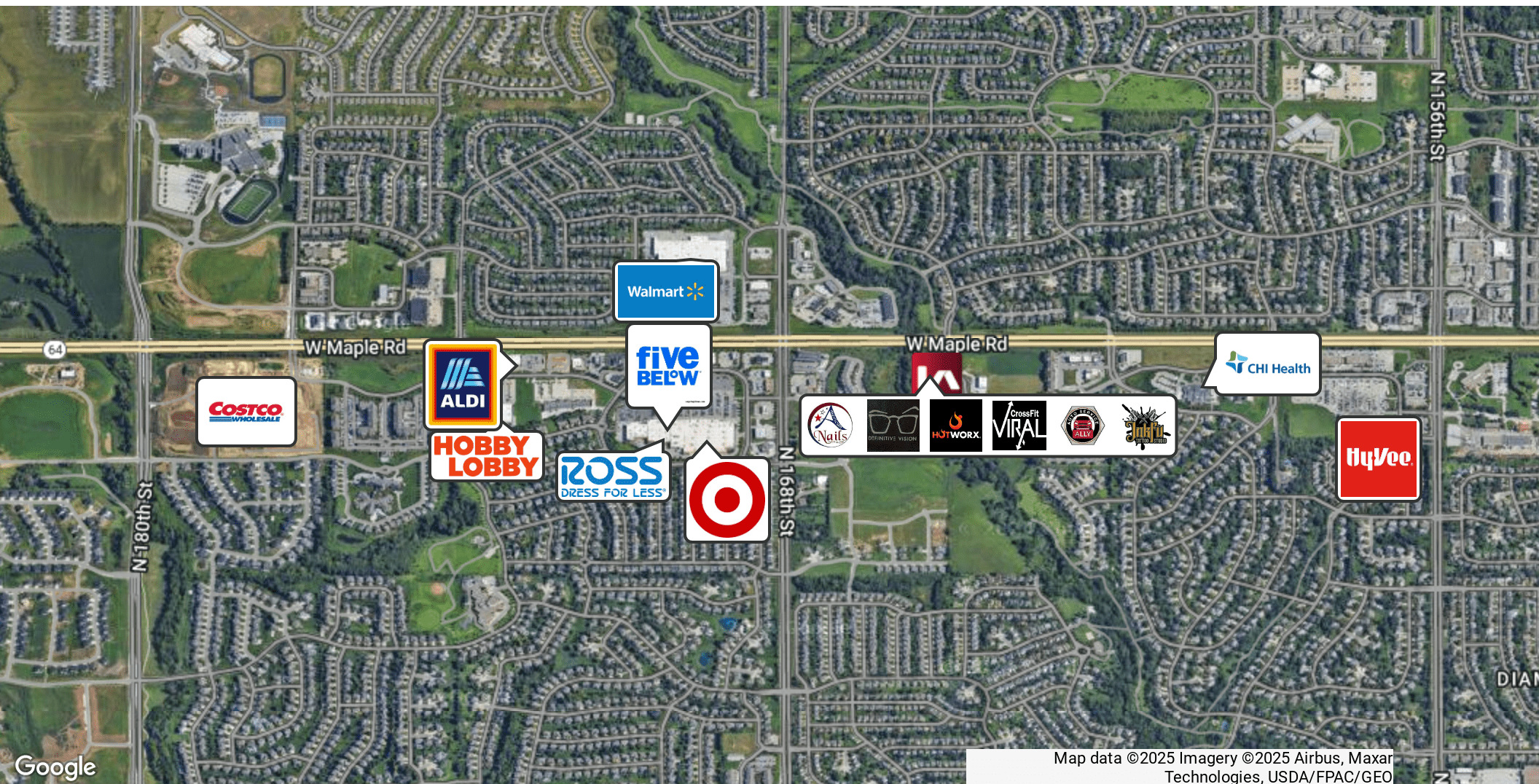
Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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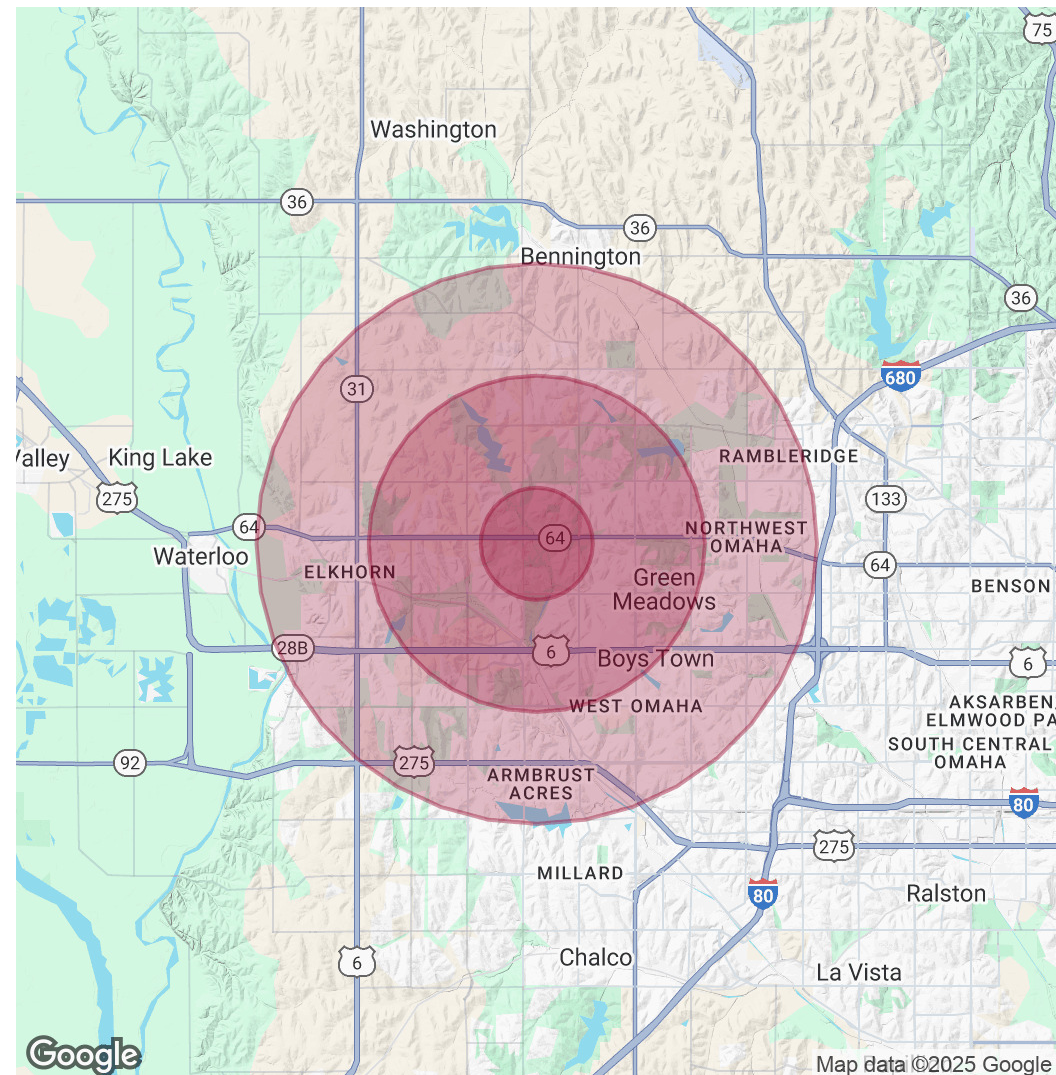
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,294	71,316	161,847
Average Age	33.3	37.8	37.7
Average Age (Male)	34.6	36.7	36.4
Average Age (Female)	32.6	38.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,976	27,438	65,094
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$113,715	\$124,001	\$113,888
Average House Value	\$269,307	\$278,011	\$253,239

2020 American Community Survey (ACS)



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