

FOR SUBLEASE
Retail / Office
Space
1,308 SF

ION CENTER

Abby's



Corner

BLOOM DANCE



SKYLINE COUNTRY

1064 North 204th Avenue, Elkhorn, NE 68022



JEFF PERDUE

Associate Broker

402.871.4411

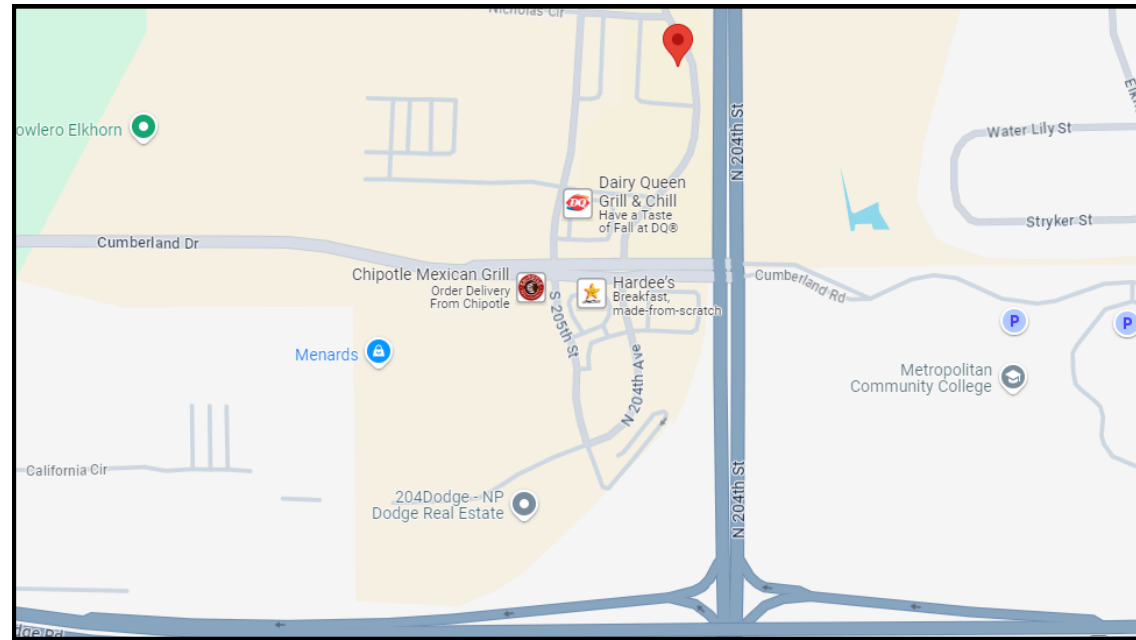
jperdue@keystonegroupne.com



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1064 North 204th Avenue

Retail | 1,308 SF | \$12.00 PSF/YR (NNN)



PROPERTY HIGHLIGHTS

- Affordable Rate
- Visible from 204th
- Quick access to West Dodge Road
- Dining & Shopping amenities in the immediate area
- High traffic
- Significant recent building activity

SUMMARY

Available SF	1,308 SF
Lease Rate	\$12.00 PSF/YR NNN
Term	June 30, 2027 (< 3 yrs)
Est. NNN Exp.	\$6.53 PSF / YR
Traffic Count	46,150



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AVAILABLE SPACES

SPACE	LEASE RATE	EST. NNN EXP	SIZE (SF)	COMMENTS
1064	\$12.00 SF/YR	\$6.53 SF/YR	1,308 SF	\$1,308.00 / Month (Rent) \$711.77 / Month (NNN)



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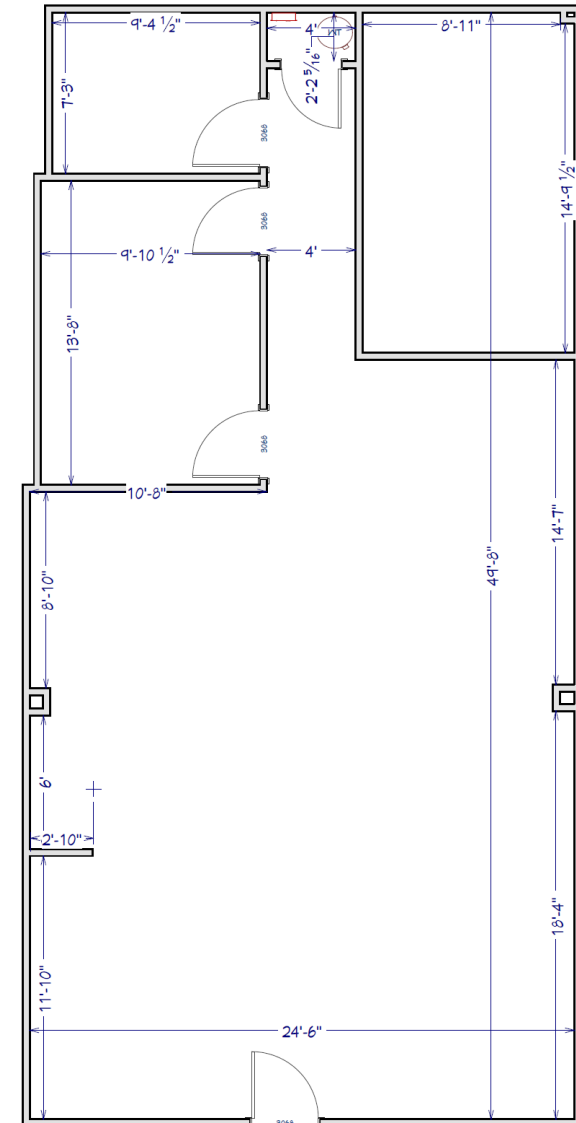
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FLOOR PLAN



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LOCATION



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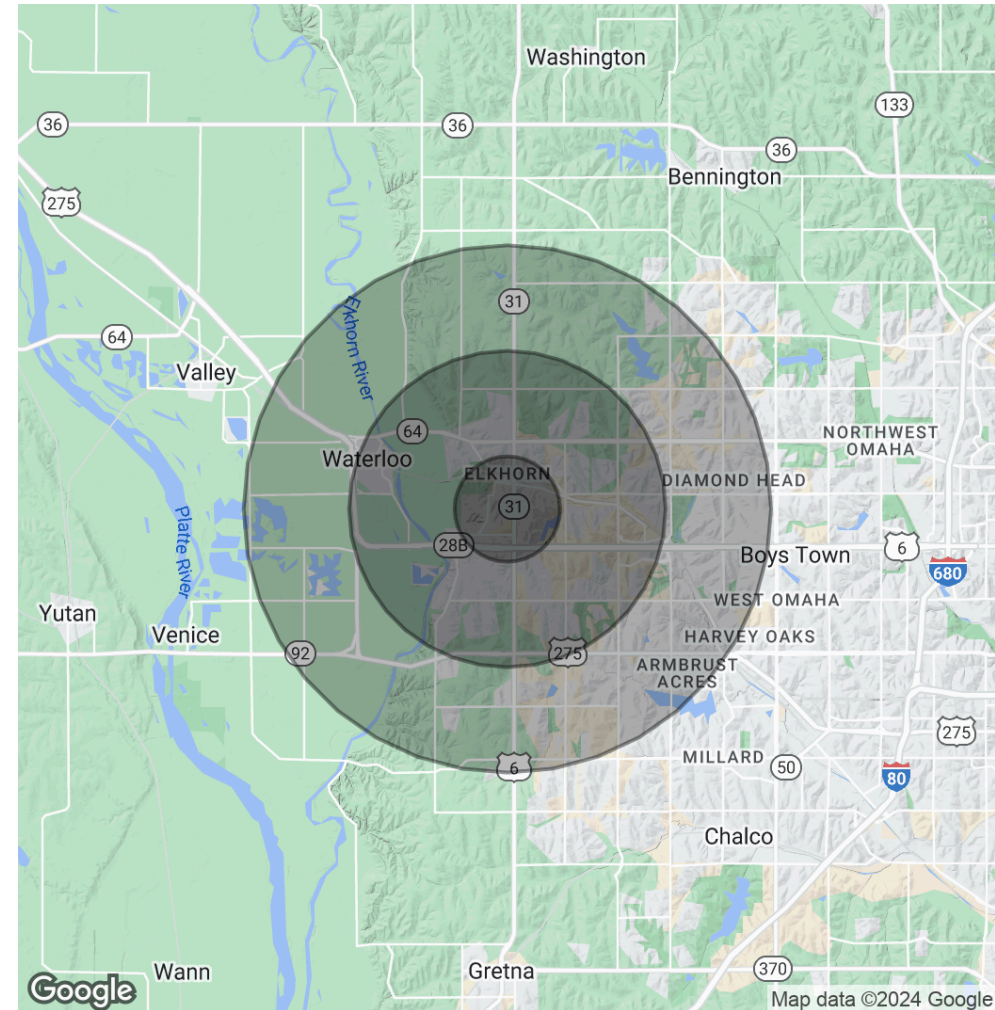
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,717	43,457	113,168
Average Age	38	36	38
Average Age (Male)	36	36	37
Average Age (Female)	39	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,862	16,150	41,277
# of Persons per Household	2.5	2.9	2.8
Average Household Income	\$141,535	\$184,222	\$166,337
Average House Value	\$456,386	\$520,713	\$442,284



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