

AVAILABLE FOR LEASE

9802 NICHOLAS STREET, OFFICE CONDO

98TH & NICHOLAS STREET
OMAHA, NEBRASKA



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 **LockwoodRealty**

WWW.LOCKWOODDEV.COM
OMAHA, NEBRASKA

9802 Nicholas: Site Description

Omaha, Nebraska



- **3,314 Square Foot Office Condo Available for Lease**
- Building located within the Bloomfield Hills Professional Park (3 total buildings)
- Existing office build-out with a lobby & reception desk, private offices, and a break room
- Easy access to I-80 & West Dodge Road
- Located near Westroads Mall (Von Maur, Dick's Sporting Goods, AMC Theaters, The Container Store & JCPenney), Topgolf, Genesis Health Club, and Regency Shopping Center (Whole Foods, Anthropologie, Pottery Barn, Borsheims & Lululemon)
- **Contact Broker for Pricing**

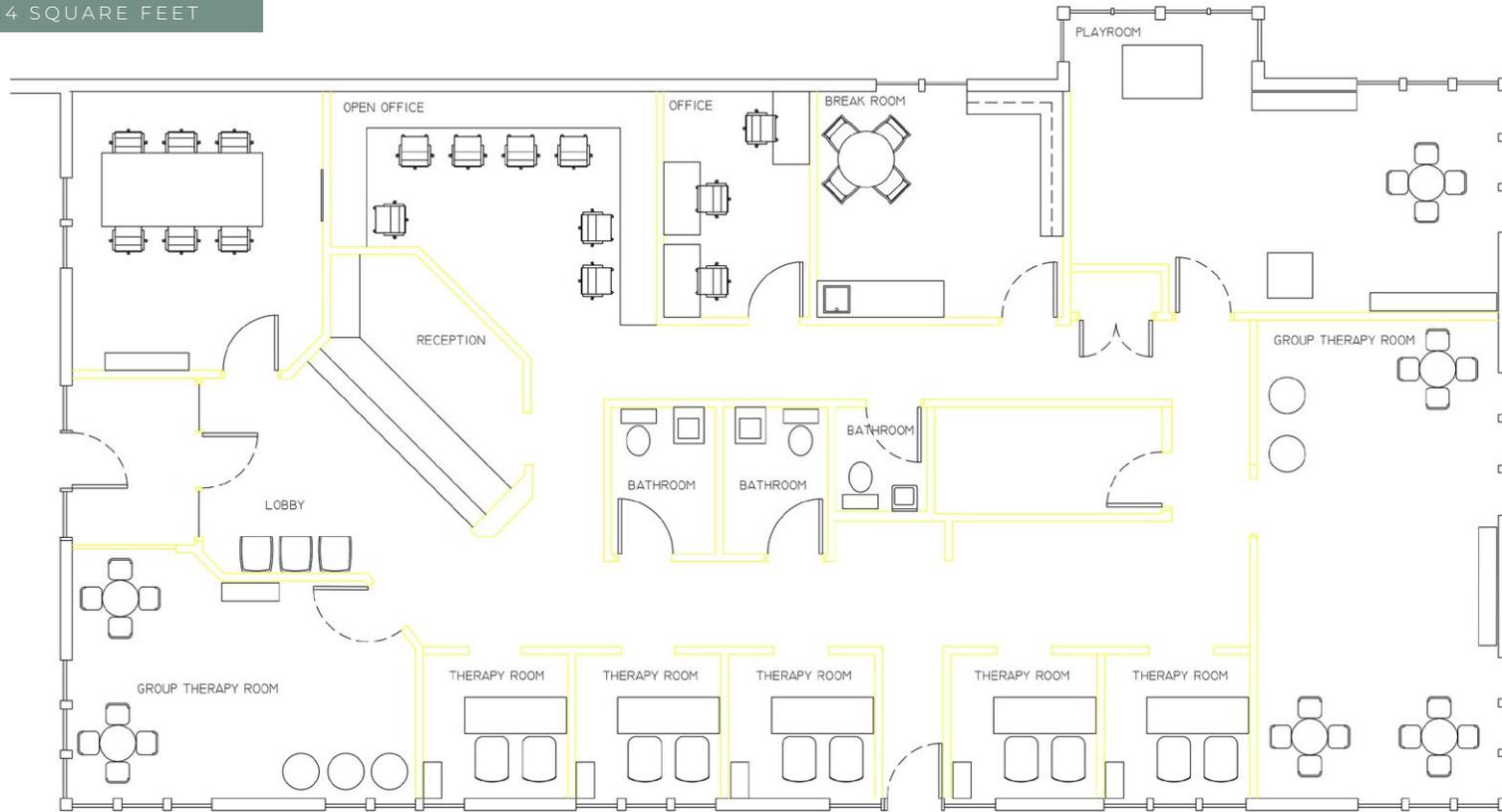


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9802 Nicholas: Floor Plan & Interior Photos

Omaha, Nebraska

3,314 SQUARE FEET



RECEPTION AREA



CONFERENCE ROOM



HALLWAY/COMMON AREAS



OFFICE SPACE

9802 Nicholas: Demos

Omaha, Nebraska

Summary Profile

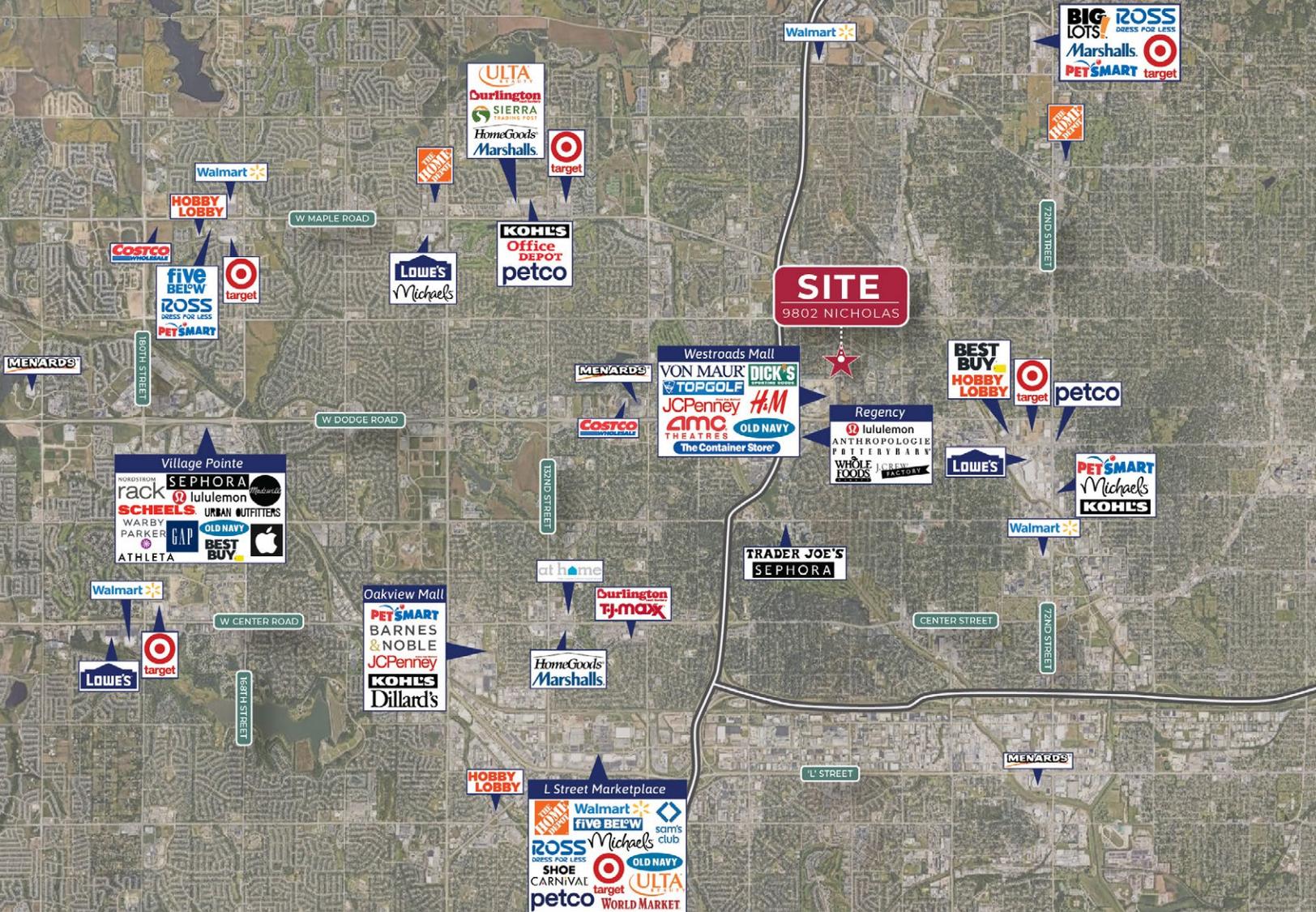
2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.2702/-96.0649

9802 Nicholas St		1 mi	3 mi	5 mi
Omaha, NE 68114		radius	radius	radius
Population				
2025 Estimated Population		11,495	94,650	265,454
2030 Projected Population		11,199	93,033	261,244
2020 Census Population		11,093	94,533	265,049
2010 Census Population		10,844	91,764	251,206
Projected Annual Growth 2025 to 2030		-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025		0.4%	0.2%	0.4%
2025 Median Age		38.1	37.8	36.2
Households				
2025 Estimated Households		5,636	42,881	114,542
2030 Projected Households		5,574	42,889	114,772
2020 Census Households		5,656	42,586	113,432
2010 Census Households		5,565	41,018	106,946
Projected Annual Growth 2025 to 2030		-0.2%	-	-
Historical Annual Growth 2010 to 2025		-	0.3%	0.5%
Race and Ethnicity				
2025 Estimated White		73.3%	74.1%	70.0%
2025 Estimated Black or African American		12.8%	12.1%	13.4%
2025 Estimated Asian or Pacific Islander		5.6%	5.0%	6.2%
2025 Estimated American Indian or Native Alaskan		0.4%	0.5%	0.6%
2025 Estimated Other Races		8.0%	8.4%	9.9%
2025 Estimated Hispanic		8.3%	8.8%	10.5%
Income				
2025 Estimated Average Household Income		\$99,267	\$114,509	\$109,114
2025 Estimated Median Household Income		\$75,168	\$82,761	\$82,216
2025 Estimated Per Capita Income		\$48,840	\$52,017	\$47,220
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)		1.6%	1.7%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)		3.1%	2.6%	3.4%
2025 Estimated High School Graduate		14.8%	19.6%	20.6%
2025 Estimated Some College		26.8%	23.0%	21.7%
2025 Estimated Associates Degree Only		8.5%	9.0%	8.2%
2025 Estimated Bachelors Degree Only		30.8%	27.2%	26.8%
2025 Estimated Graduate Degree		14.5%	16.8%	15.9%
Business				
2025 Estimated Total Businesses		727	5,503	12,380
2025 Estimated Total Employees		8,446	71,507	171,040
2025 Estimated Employee Population per Business		11.6	13.0	13.8
2025 Estimated Residential Population per Business		15.8	17.2	21.4

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ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over 1.5 million square feet of commercial properties, constructed over 3 million square feet and currently manage over 2 million square feet of office, retail, vacant land & associations.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

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