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SALE DESCRIPTION

Centrally located 52,402 Retail/Industrial Flex property on 3.13 acres. Impressive demographics and easy access to 84th Street, Center Street, and I-80. Frontier Justice, occupying approximately 25,000 SF, a fully built-out indoor gun range, will vacate in 2024. The property is well suited for a gun range, sports facility owner-user, big box conversion, or future redevelopment site.

RENT ROLL

2828 S 82nd Street | Omaha, NE 68124

Tenant	Rentable SF	SF Occupied	Lease Expiration	Initial Term	Options
Nebraska Parkour	2,750	2,946	2029	7 years	1-5yr
Frontier Justice	24,976	24,976	2024	N/A	N/A

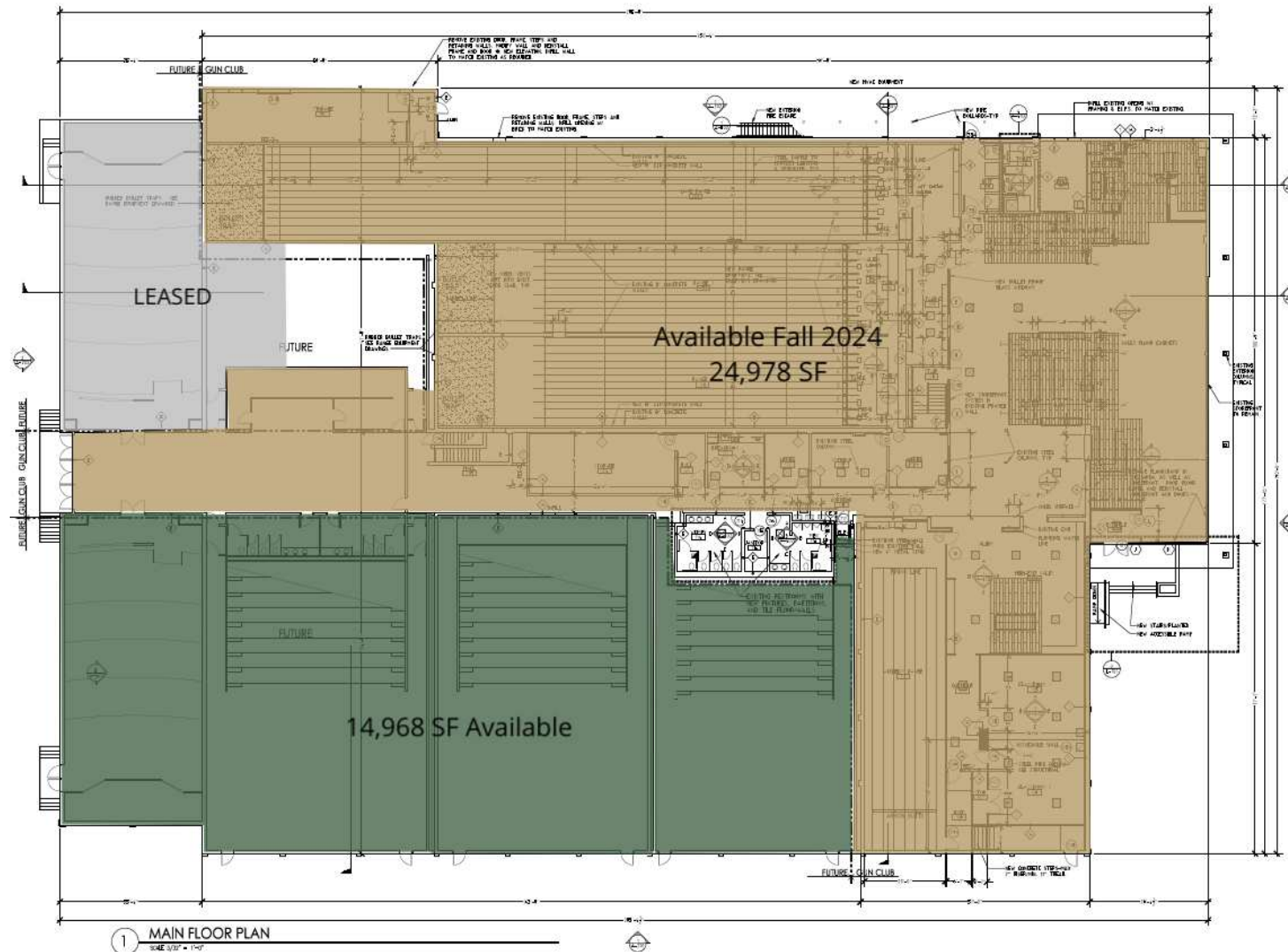
LISTING INFORMATION

New Reduced Price	\$4,650,000
Building Size	52,402 SF
Occupancy	53% (5% in late 2024)
Tenancy	Multiple
Year Build	1967
Type	Retail/Industrial
Zoning	CC
Lot Size	3.13 Acres
Ceiling Max	25'
Drive-In Bays	2
Parking Spaces	157
Traffic Count	48,876 vehicles per day

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,963	82,008	261,374
Average Age	38.3	37.1	35.4
Average Age (Male)	35.7	35.4	34.2
Average Age (Female)	41.0	38.9	36.7

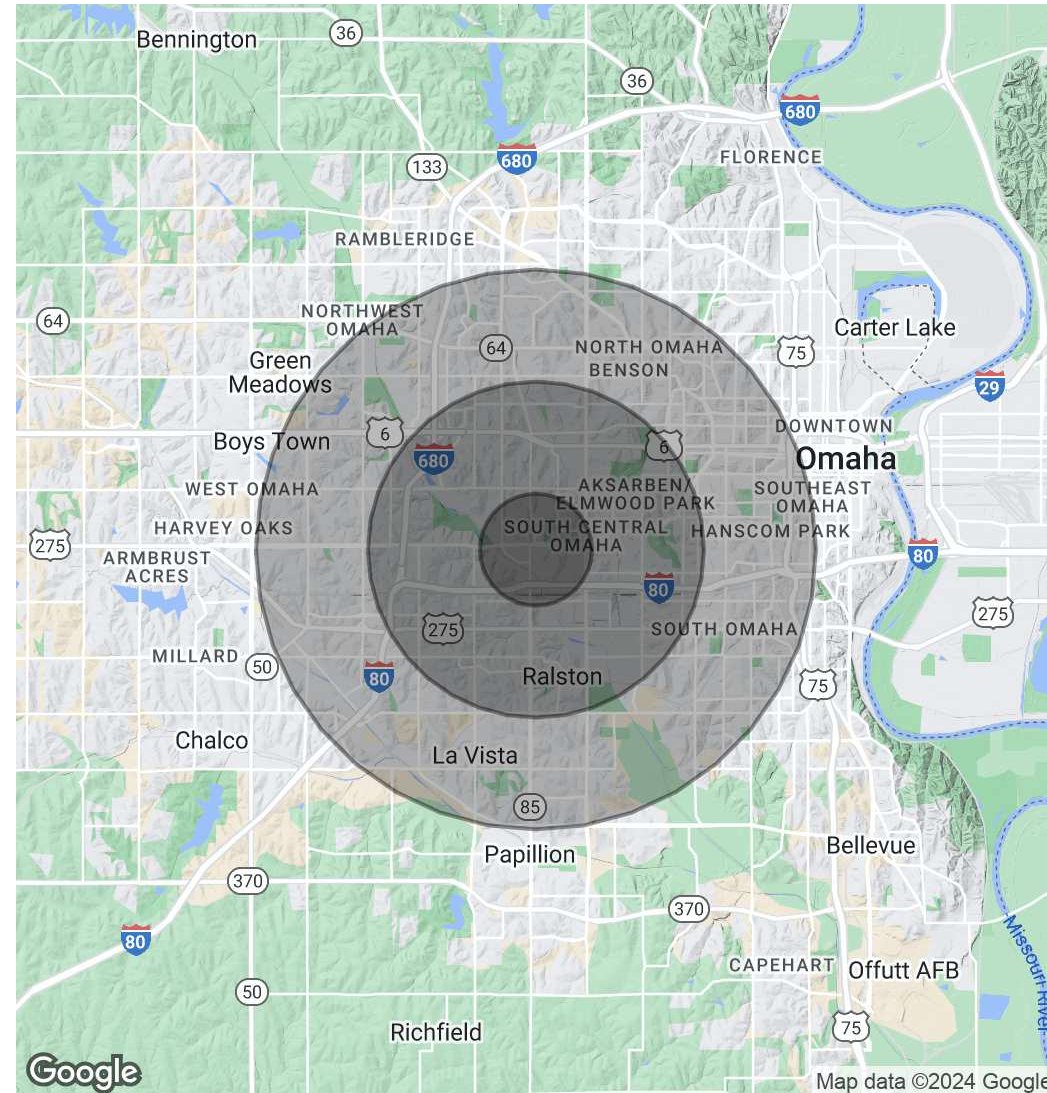
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,923	35,913	111,903
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,168	\$72,800	\$67,210
Average House Value	\$311,350	\$176,895	\$171,597

LOCATION DETAILS

Distance to Interstate 80 .6 Mile | 3 Minutes

TRAFFIC COUNTS

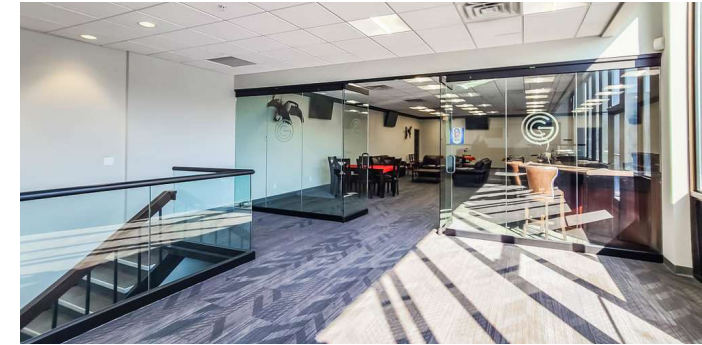
84th & Center Traffic Count	48,476/Day
84th Street Traffic Count	18,300/Day
W Center Road Traffic Count	28,500/Day



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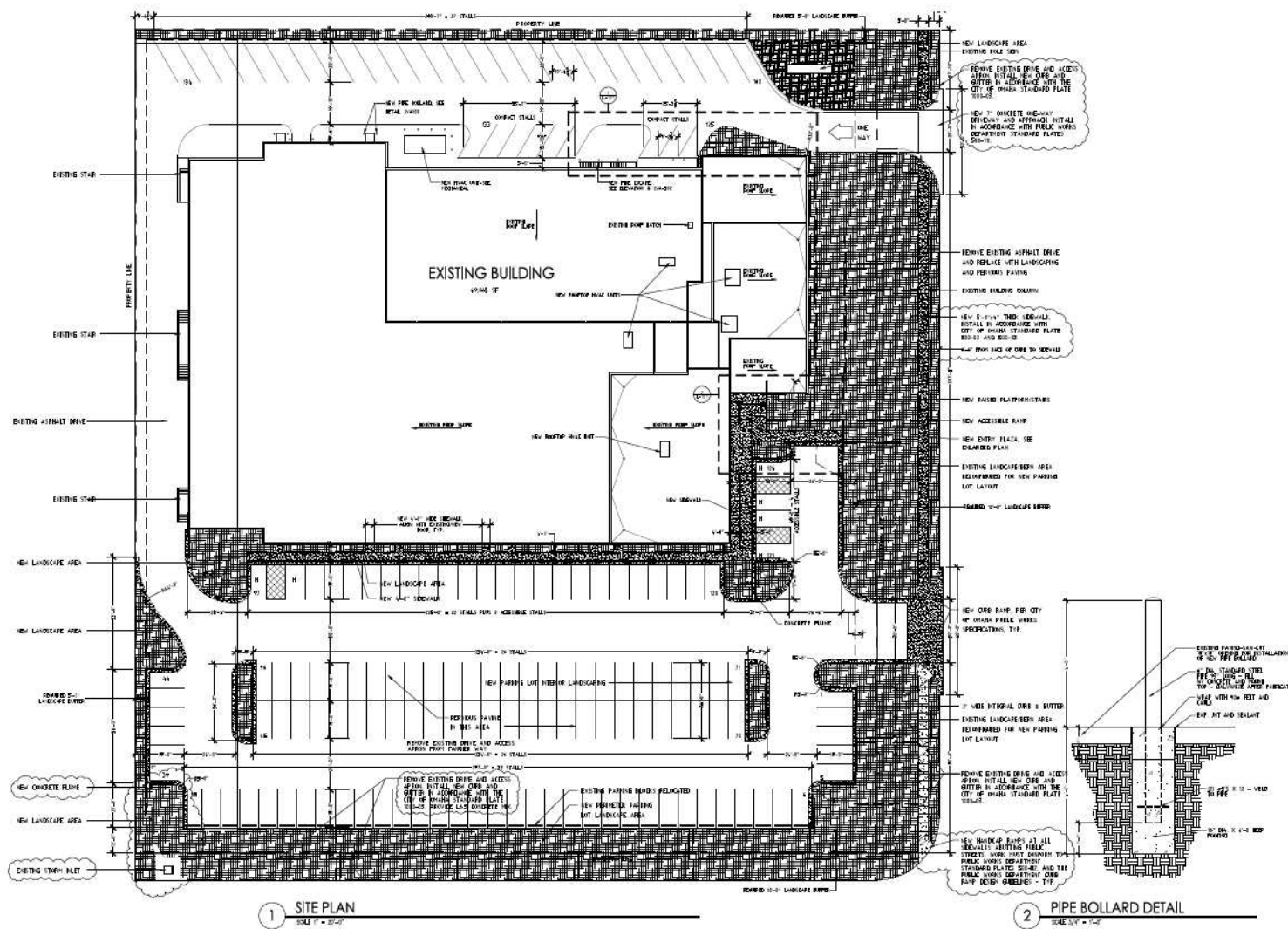
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OMAHA GUN CLUB
2928 SOUTH 82nd STREET
OMAHA, NEBRASKA



BY: WITHIN CORPORATION AND
THE ARCHITECTURAL OFFICES
ARCHITECTS & PLANNERS
3610 DODGE STREET
OMAHA, NE 68135
PHONE: 402-551-0400
FAX: 402-551-0300
E-MAIL: office@wacofarchitect.com
www.thearchitecturaloffices.com

COMPILED BY: TD2 engineering & surveying
DATE: 11/25/2015
PROJECT: 134317



Thompson, Grossman & Corcoran, Inc.
FORBES CEM III PLS
2828 S 82ND AVE
OMAHA, NE 68124
402.330.8880 www.td2cp.com

NO.	DATE	DESCRIPTION
1	01/04/16	ISSUED FOR PERMITS
2	01/04/16	ISSUED FOR PERMITS
3	02/24/16	ISSUED FOR PERMITS

W. J. Heine
Professional Engineer
No. 001,174-2
P.E. License
11/25/2015

DATE: 11/25/2015	SITE PLAN
JOB NUMBER: 134317	A-100
DATE: 11/25/2015	

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