



Sam Noddle

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FOR LEASE

AKSARBEN VILLAGE - AV4
2111 S 67th Street, Omaha, NE 68106



AKSARBEN VILLAGE OVERVIEW

 **2,500** Students living on campus (over 15,000 enrolled)

 **15 NCAA** Division I Teams Summit League

8 Corporate Headquarters



 **300K** Retail SF  **1.8 mil** Office SF

450+ Hotel Rooms

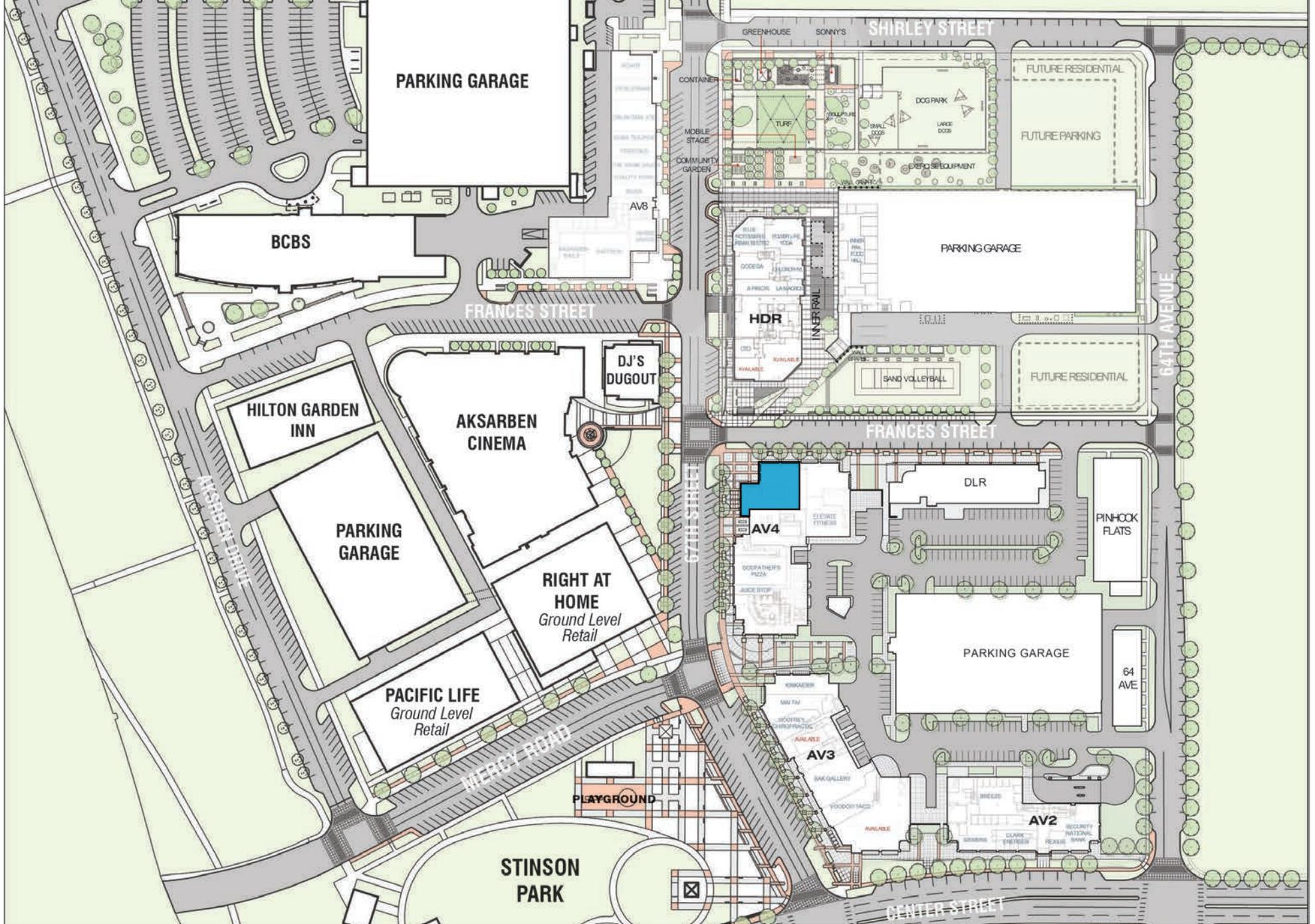


850+ Multi-Family Units

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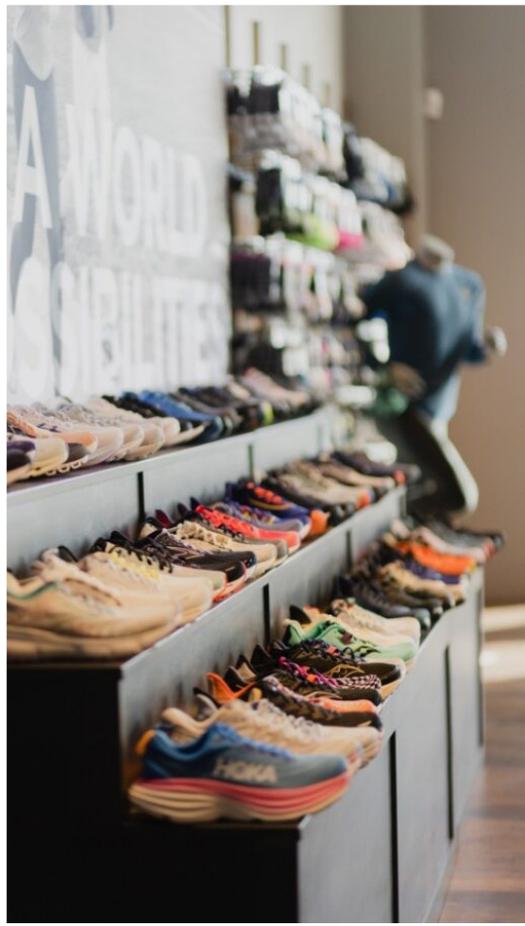




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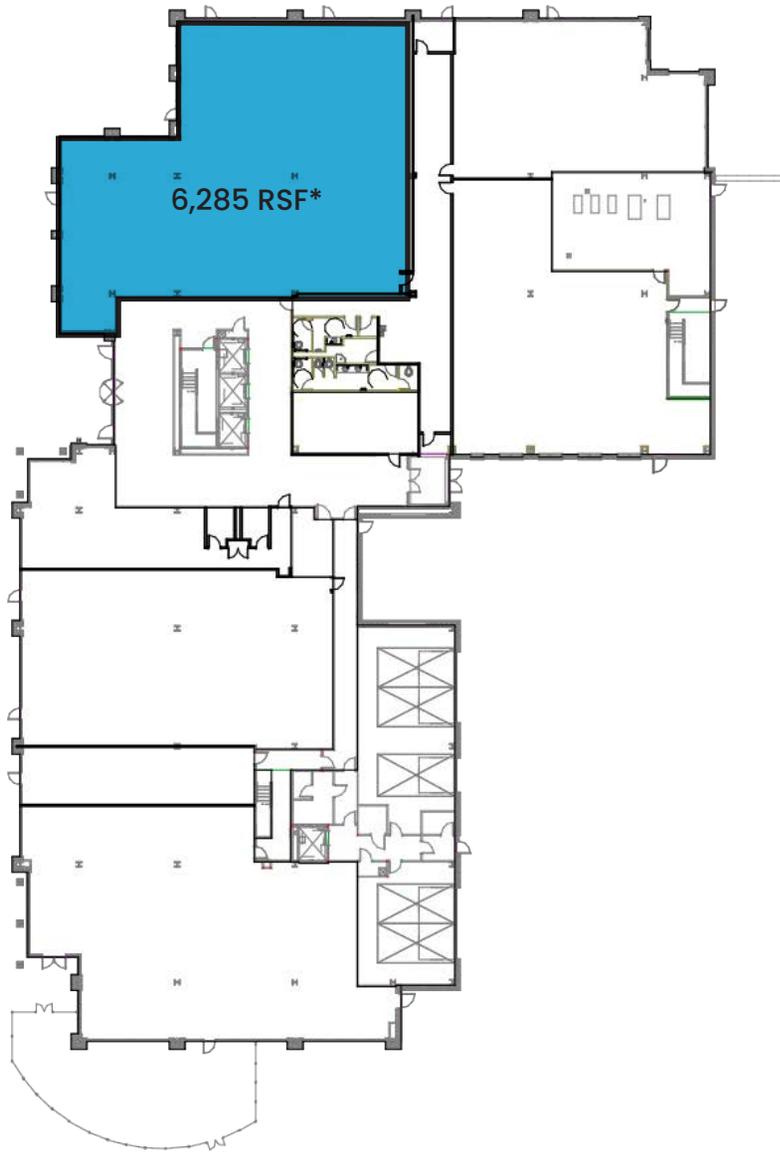


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Omaha, Nebraska 68106

Ground level space available in the heart of Aksarben Village. This prime corner space offers great visibility with strong signage opportunity. Directly across from Aksarben Cinema, DJs Dugout, and Zone Six.

| | |
|---------------------------|------------------------|
| Available: | 6,285 RSF |
| Minimum Base Rent: | Contact Broker |
| Est. NNN Expenses: | \$12.19 PSF (2025) |
| Intersection: | SEC, 67th & Frances St |
| TI Allowance: | Negotiable |

Information furnished is from sources deemed reliable, but is not guaranteed by Noddle Companies, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.

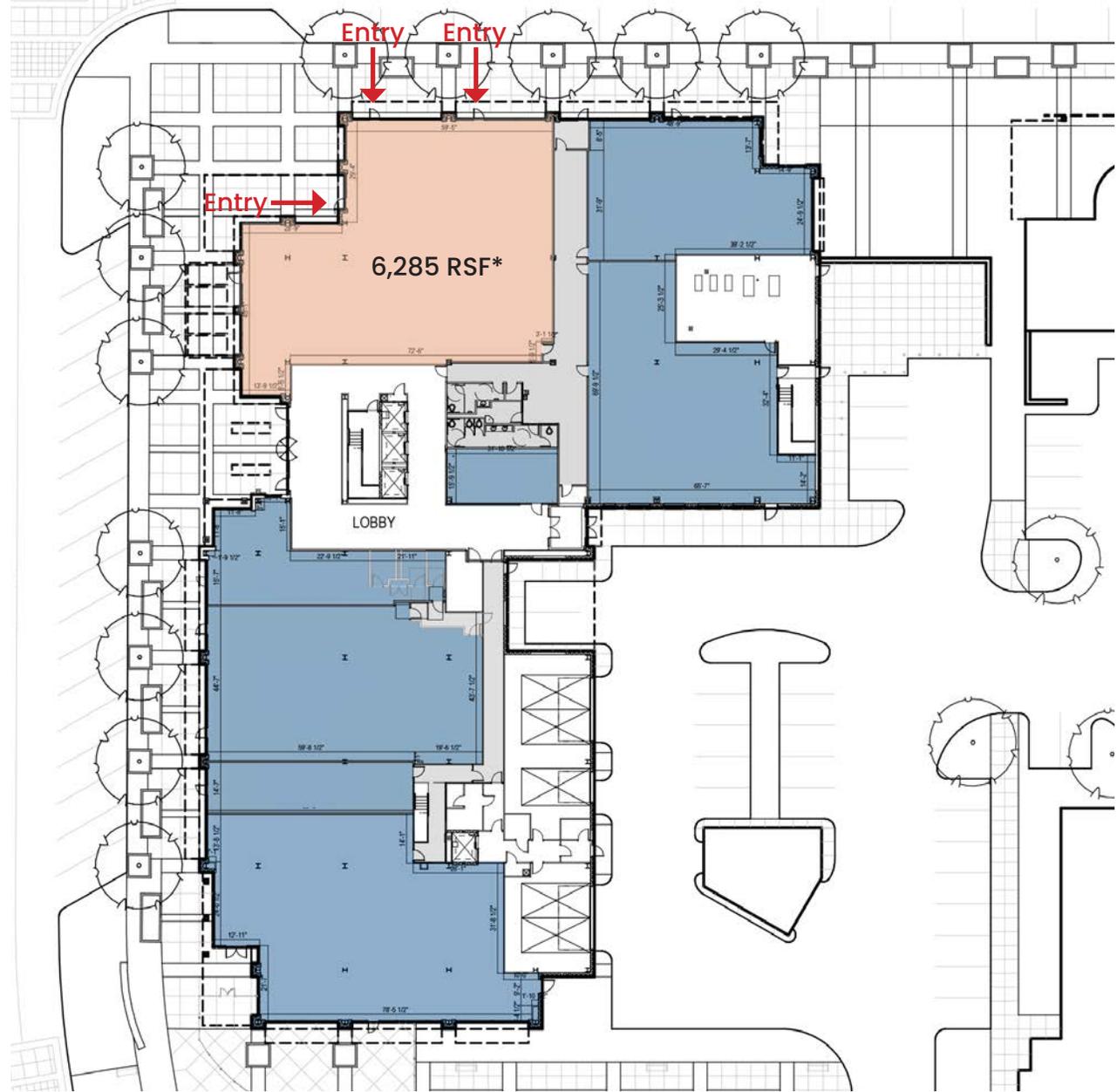
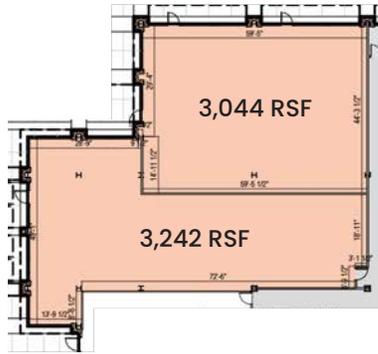
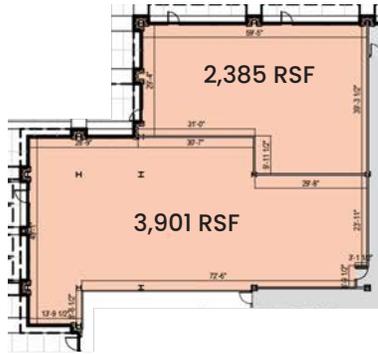
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Demising Plans

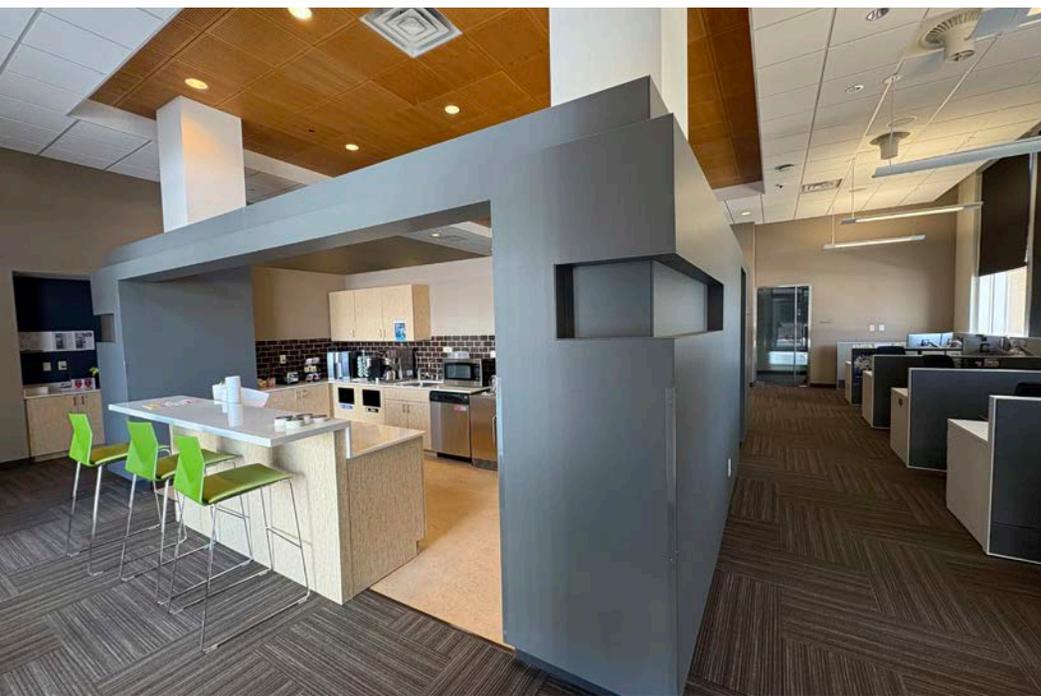
FRANCES STREET



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| | 1 MILE | 3 MILE | 5 MILE | |
|-------------------|---|----------|----------|----------|
| POPULATION | 2020 Estimated Population | 11,116 | 108,555 | 319,542 |
| | 2025 Projected Population | 11,343 | 113,302 | 337,809 |
| | 2010 Census Population | 9,980 | 104,794 | 301,316 |
| | 2000 Census Population | 9,823 | 105,159 | 300,632 |
| | Projected Annual Growth 2020 to 2025 | 0.4% | 0.9% | 1.1% |
| | Historical Annual Growth 2000 to 2020 | 0.7% | 0.2% | 0.3% |
| | 2020 Median Age | 33.1 | 36.1 | 34.6 |
| HOUSEHOLDS | 2020 Estimated Households | 5,317 | 48,990 | 134,729 |
| | 2025 Projected Households | 5,399 | 50,725 | 141,147 |
| | 2010 Census Households | 4,539 | 45,521 | 122,164 |
| | 2000 Census Households | 4,395 | 46,530 | 123,901 |
| | Projected Annual Growth 2020 to 2025 | 0.3% | 0.7% | 1.0% |
| | Historical Annual Growth 2000 to 2020 | 1.0% | 0.3% | 0.4% |
| ETHNICITY | 2020 Estimated White | 77.0% | 76.6% | 68.0% |
| | 2020 Estimated Black or African American | 8.3% | 7.0% | 12.9% |
| | 2020 Estimated Asian or Pacific Islander | 8.0% | 5.4% | 4.4% |
| | 2020 Estimated American Indian or Native Alaskan | 0.6% | 0.8% | 1.0% |
| | 2020 Estimated Other Races | 6.1% | 10.2% | 13.8% |
| | 2020 Estimated Hispanic | 8.6% | 13.9% | 19.3% |
| INCOME | 2020 Estimated Average Household Income | \$67,966 | \$80,661 | \$72,176 |
| | 2020 Estimated Median Household Income | \$54,303 | \$61,495 | \$57,335 |
| | 2020 Estimated Per Capita Income | \$33,074 | \$36,630 | \$30,708 |
| EDUCATION | 2020 Estimated Elementary (Grade Level 0 to 8) | 2.6% | 4.9% | 6.9% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 5.0% | 5.3% | 6.8% |
| | 2020 Estimated High School Graduate | 20.5% | 21.6% | 24.8% |
| | 2020 Estimated Some College | 18.1% | 20.2% | 21.3% |
| | 2020 Estimated Associates Degree Only | 5.5% | 7.4% | 8.1% |
| | 2020 Estimated Bachelors Degree Only | 28.5% | 24.5% | 20.7% |
| | 2020 Estimated Graduate Degree | 19.7% | 16.2% | 11.5% |
| BUSINESS | 2020 Estimated Total Businesses | 1,158 | 7,991 | 17,238 |
| | 2020 Estimated Total Employees | 15,733 | 98,001 | 227,401 |
| | 2020 Estimated Employee Population per Business | 13.6 | 12.3 | 13.2 |
| | 2020 Estimated Residential Population per Business | 9.6 | 13.6 | 18.5 |

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