



1314 NORTH 205<sup>TH</sup> STREET | ELKHORN, NE  
SUITE H | 1,350 SF

## OFFICE/RETAIL FOR LEASE | ELKHORN



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**PJ MORGAN**  
REAL ESTATE





## PROPERTY DETAILS

RENT	\$24/sf
NNN	\$6.05/sf
SF AVAILABLE	1,350
BUILDING CLASS	A

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## DESCRIPTION

Join Farmers Insurance, Unity Chiropractic, Victress, and Mathnasium in this great Elkhorn location. This professional space is ideal for light retail, service providers and medical, and office users. Clients park at your door. Located just north of 205th and Veterans drive and close to West Dodge Rd. End cap space with south and east facing windows allowing for lots of natural light. Exposed painted ceilings give the space a modern and contemporary look.



## PARKING & TRANSPORTATION

PARKING RATIO	4.4
PARKING TYPE	Surface Lot
TRAFFIC COUNT	25,160

## PROPERTY & LOCATION HIGHLIGHTS

- Strong demographics
- Endcap with great natural light
- Turn-key for a retail user

## BUILDING INFORMATION

BUILDING SIZE	12,782 sf
MIN DIVISIBLE	1,350 sf
MAX CONTIGUOUS	1,350 sf
NUMBER OF FLOORS	1
YEAR BUILT	2020

## ADDITIONAL INFORMATION

ZONING	CC
NUMBER OF ACRES	1.36

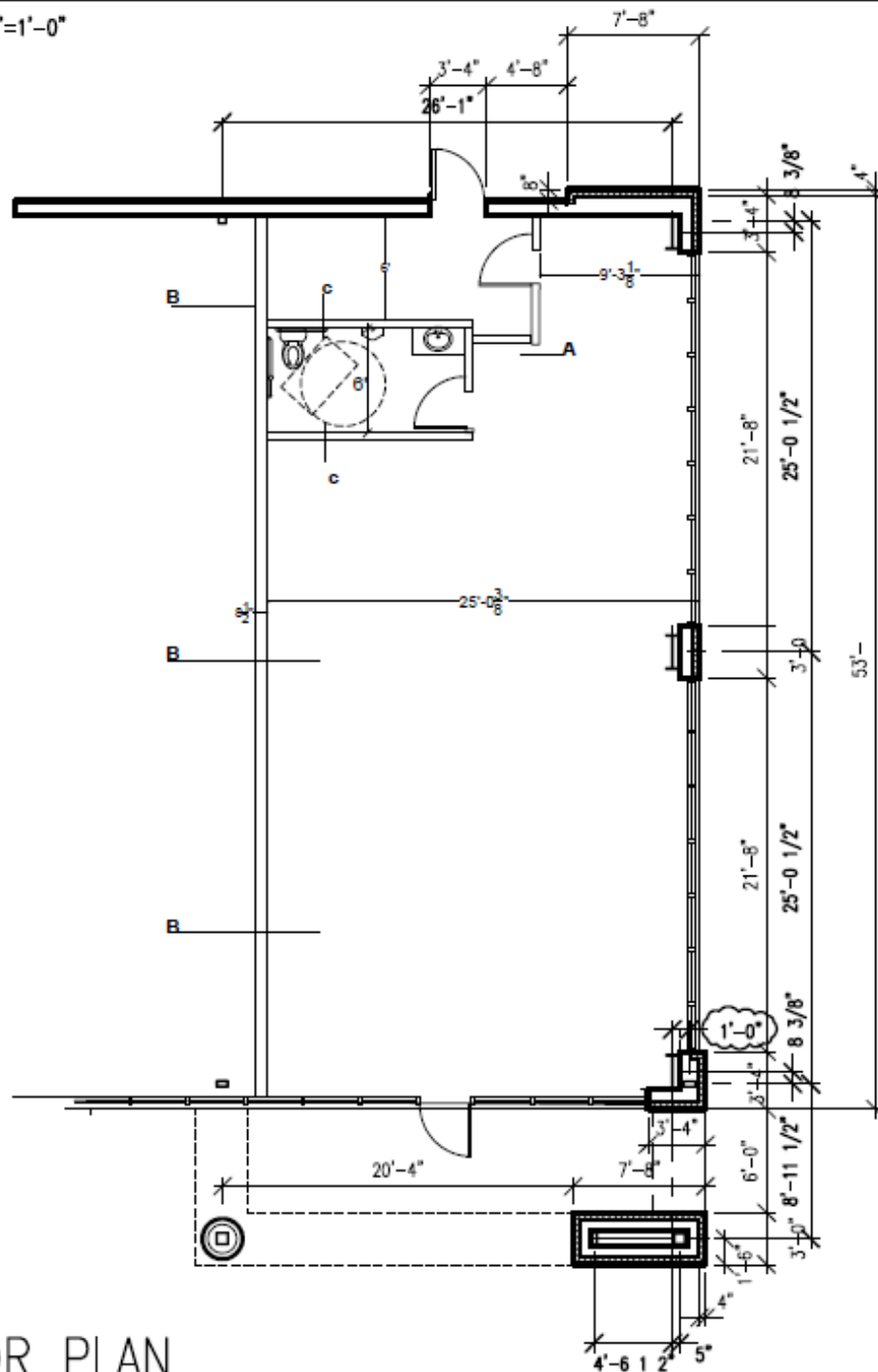
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,746	40,365	110,027
AVERAGE AGE	36	37	39

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,821	15,127	40,471
PEOPLE PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$142,260	\$132,264	\$118,986
AVERAGE HH VALUE	\$310,148	\$389,531	\$324,828

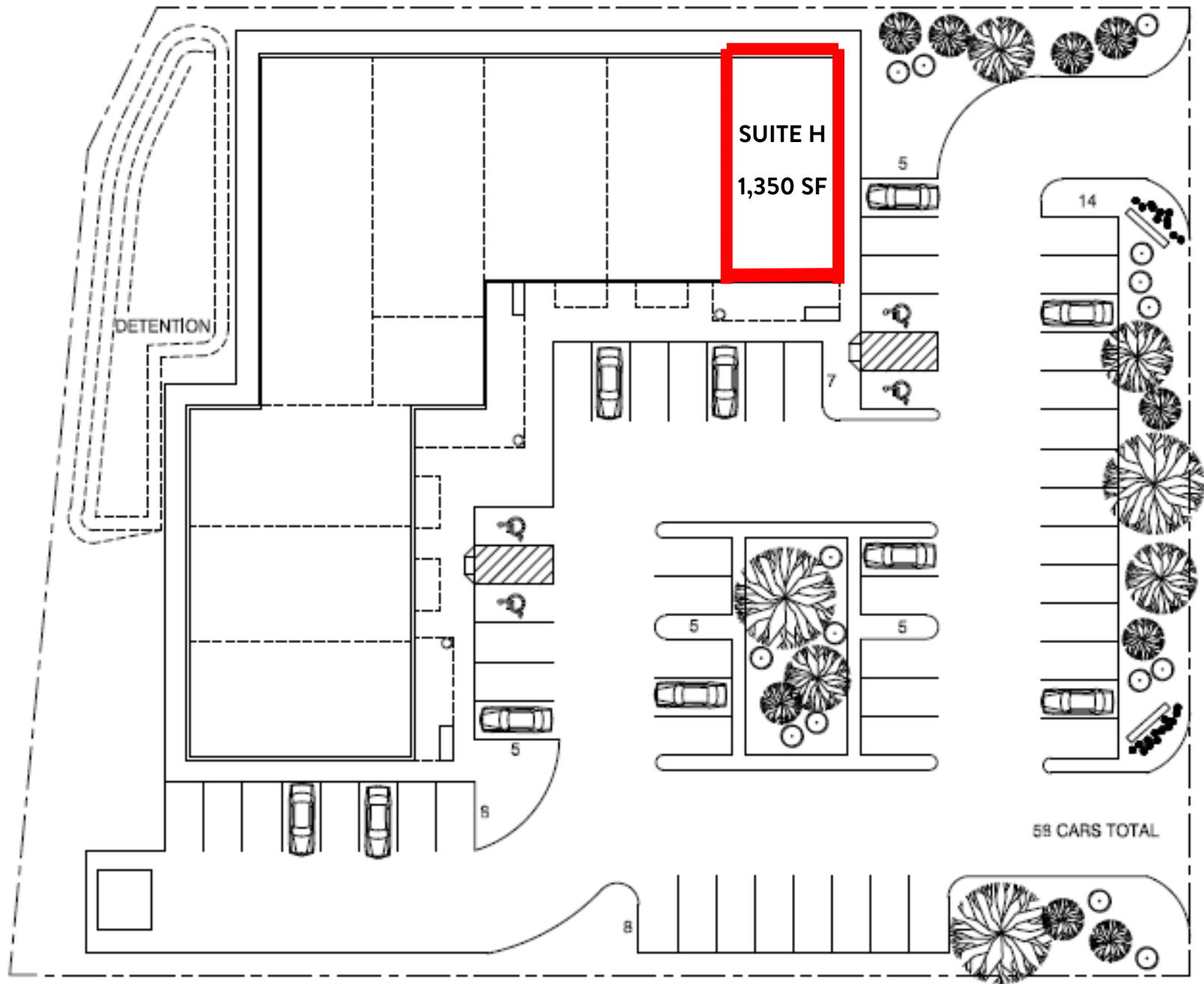
SCALE: 1/8"=1'-0"



## FLOOR PLAN

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## SITE PLAN

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## AREA BUSINESSES

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