

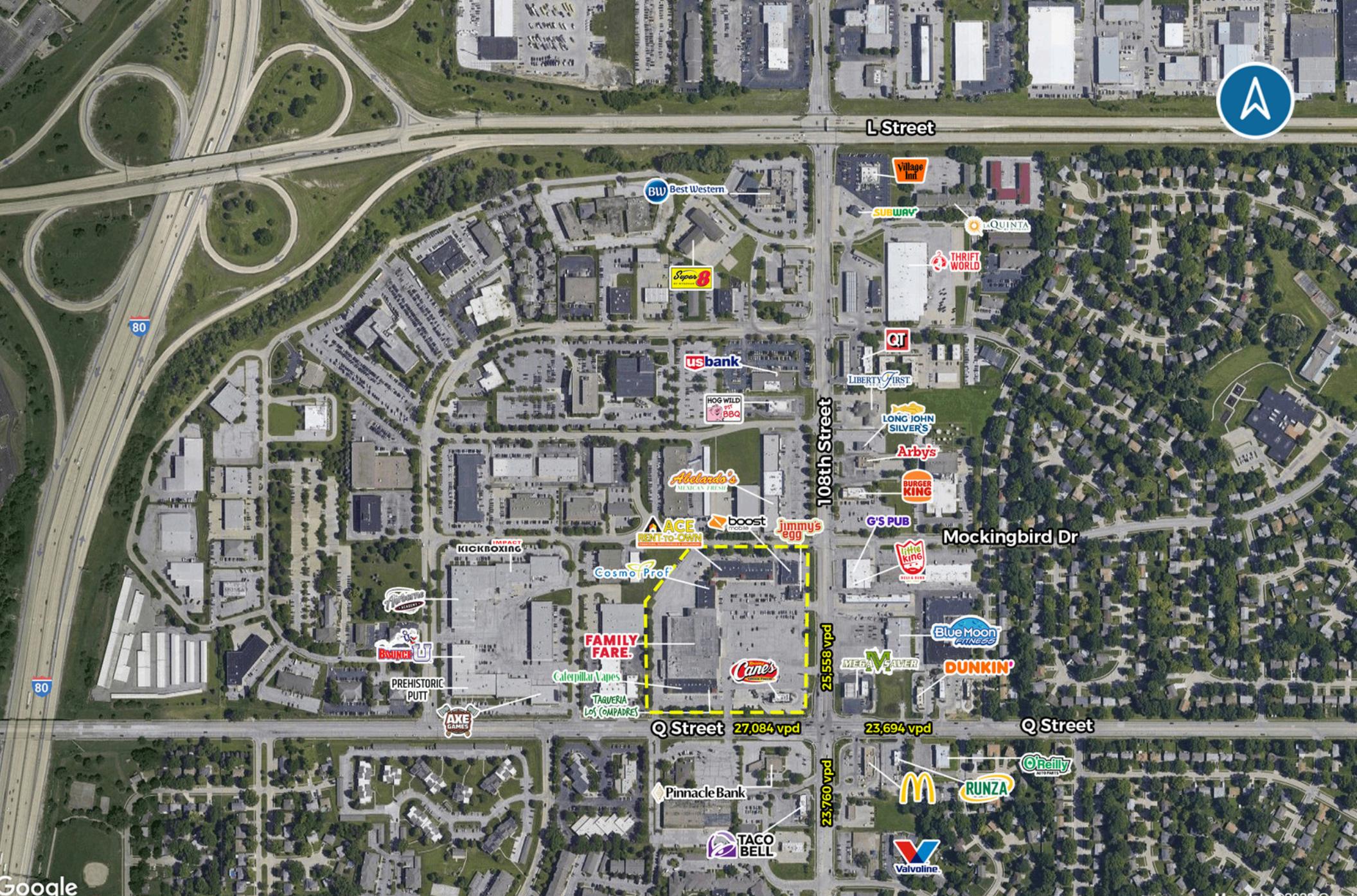


**Brayden Mussman**  
[brayden@noddlecompanies.com](mailto:brayden@noddlecompanies.com)  
(402)680-3996

**Faith Kutschkau**  
[fkutschkau@noddlecompanies.com](mailto:fkutschkau@noddlecompanies.com)  
(402)979-2882

# FOR LEASE

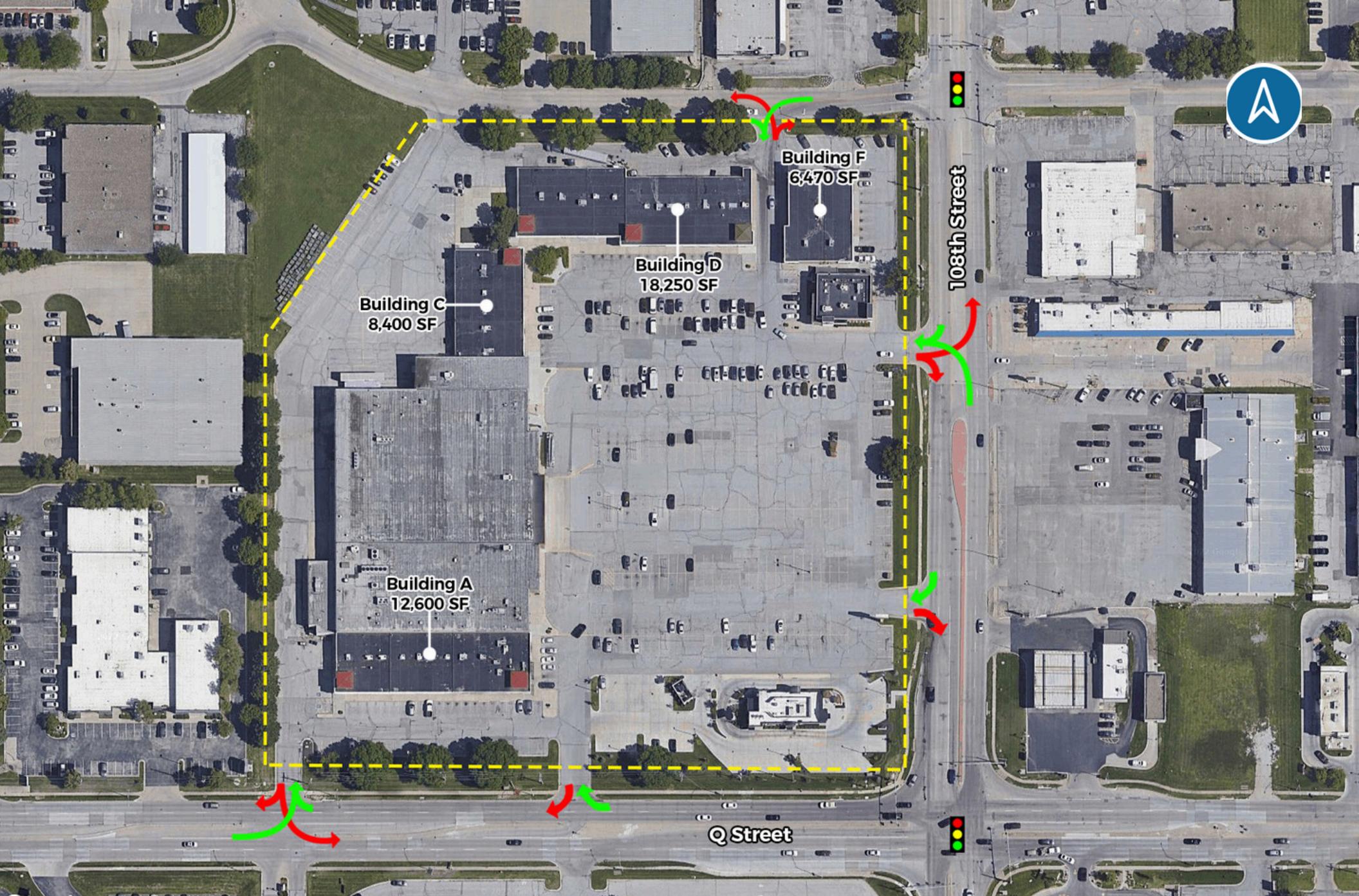
**EMPIRE PARK**  
5088 – 5120 S 108th St | 10904 – 10930 Q St  
Omaha, Ne 68137



Brayden Mussman  
brayden@noddlecompanies.com  
(402) 680-3996

Faith Kutschkau  
fkutschkau@noddlecompanies.com  
(402) 979-2882





**Brayden Mussman**  
[brayden@noddlecompanies.com](mailto:brayden@noddlecompanies.com)  
(402)680-3996

**Faith Kutschkau**  
[fkutschkau@noddlecompanies.com](mailto:fkutschkau@noddlecompanies.com)  
(402)979-2882



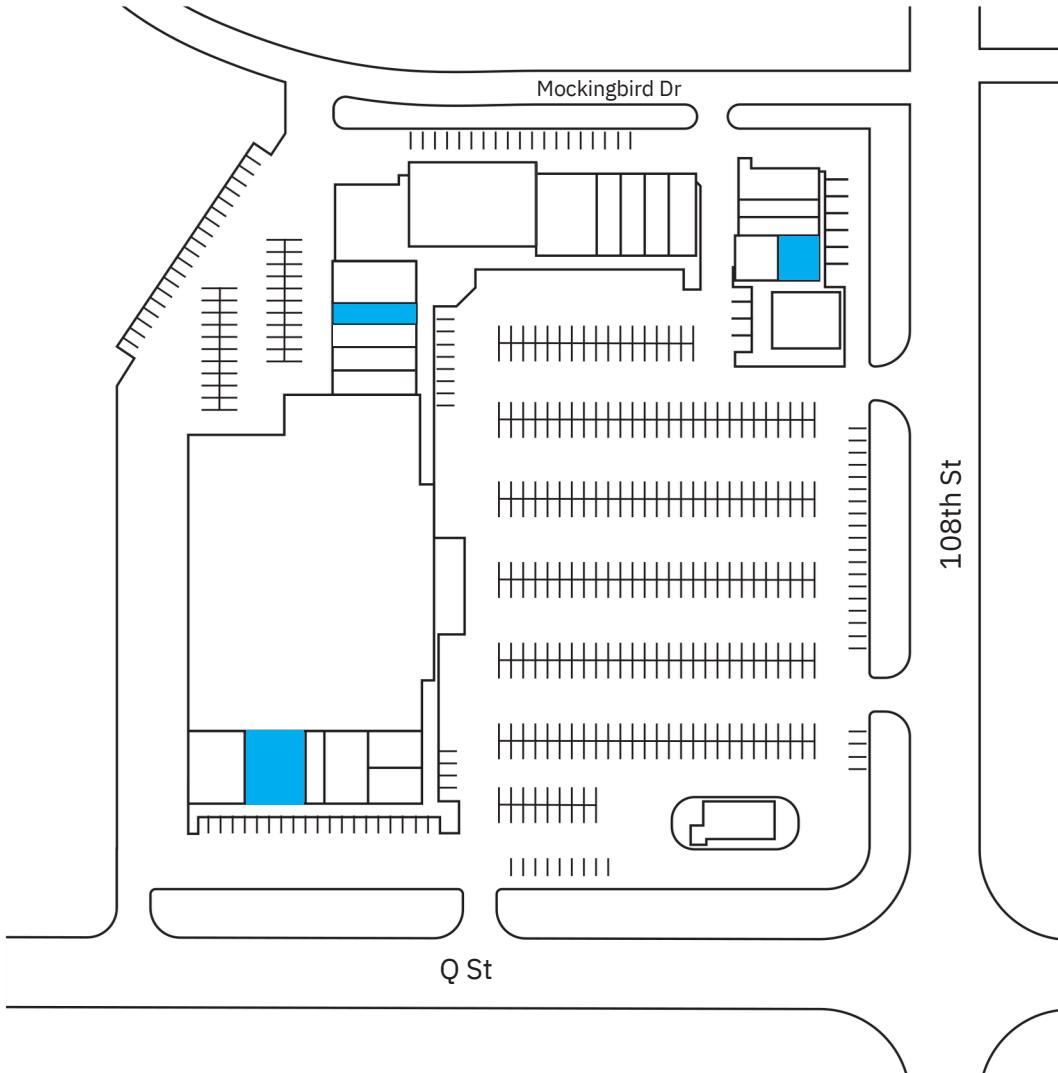


**Brayden Mussman**  
[brayden@noddlecompanies.com](mailto:brayden@noddlecompanies.com)  
(402)680-3996

**Faith Kutschkau**  
[fkutschkau@noddlecompanies.com](mailto:fkutschkau@noddlecompanies.com)  
(402)979-2882

**N**

## FOR LEASE | EMPIRE PARK



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.



**108th & Q St**  
**Omaha, Ne 68137**

Grocery Anchored Neighborhood Retail at the corner of 108th and Q.

**Available:**

Bay A4: 1,200 SF  
Bay A5-A6: 1,620 SF  
Bay C4: 1,033 SF  
Bay F5: 1,300 SF

Retail

**Type Of Listing:**

Contact Broker

**Minimum Base Rent:**

\$6.21/SF (2025)

**Est. NNN Expenses:**

Immediately

**Available:**

117,170 SF

**Shopping Center Size:**

14'

**Ceiling Height:**

Abundant

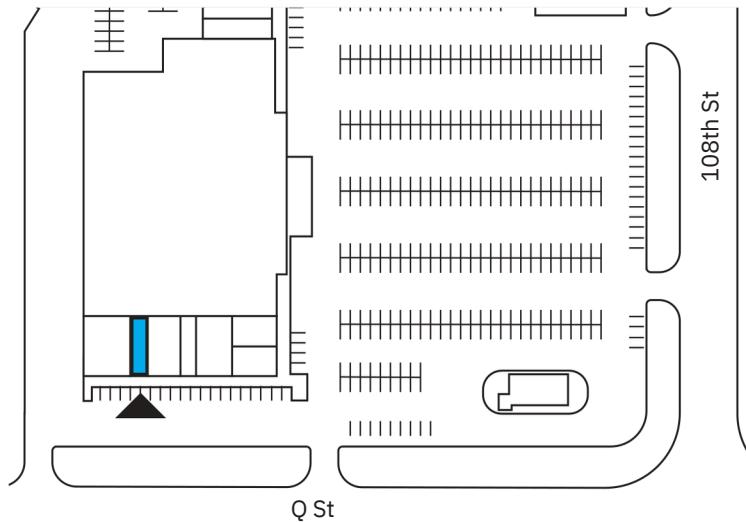
**Parking:**

**Brayden Mussman**  
[brayden@noddlecompanies.com](mailto:brayden@noddlecompanies.com)  
(402)680-3996

**Faith Kutschkau**  
[fkutschkau@noddlecompanies.com](mailto:fkutschkau@noddlecompanies.com)  
(402)979-2882



# FOR LEASE | EMPIRE PARK



## BAY A4

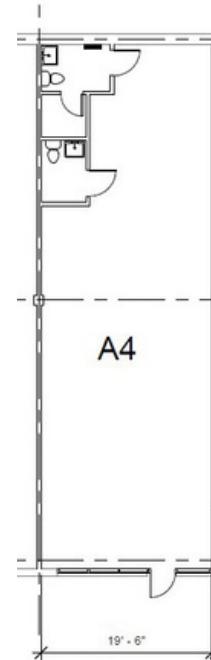
1,200 RSF

**Type of Listing:** Retail

**Minimum Base Rent:** Contact Broker

**Est. NNN Expenses:** \$6.21

**Available:** Immediately



**Brayden Mussman**

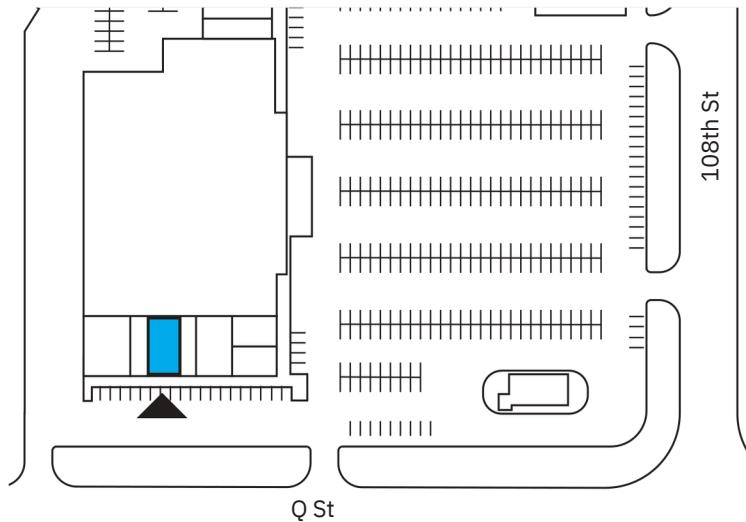
brayden@noddlecompanies.com  
(402)680-3996

**Faith Kutschkau**

fkutschkau@noddlecompanies.com  
(402)979-2882



# FOR LEASE | EMPIRE PARK



## BAY A5-A6

1,620 RSF

**Type of Listing:**

Retail

**Minimum Base Rent:**

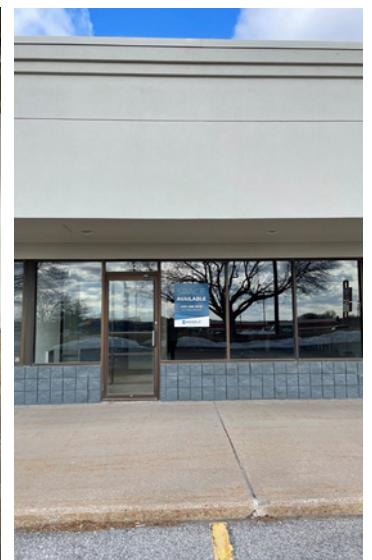
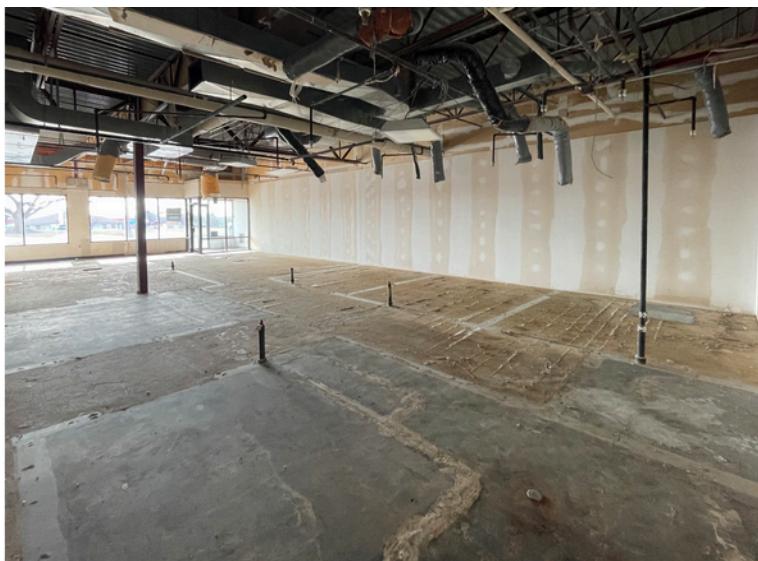
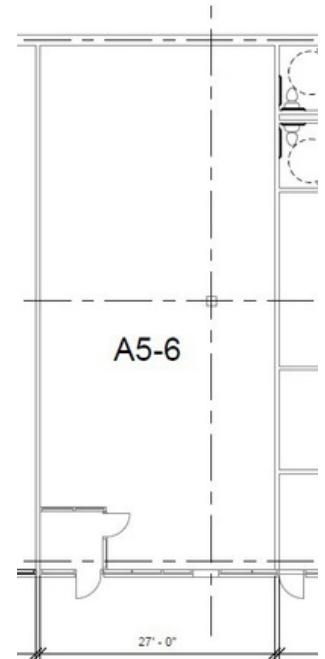
Contact Broker

**Est. NNN Expenses:**

\$6.21

**Available:**

Immediately



**Brayden Mussman**

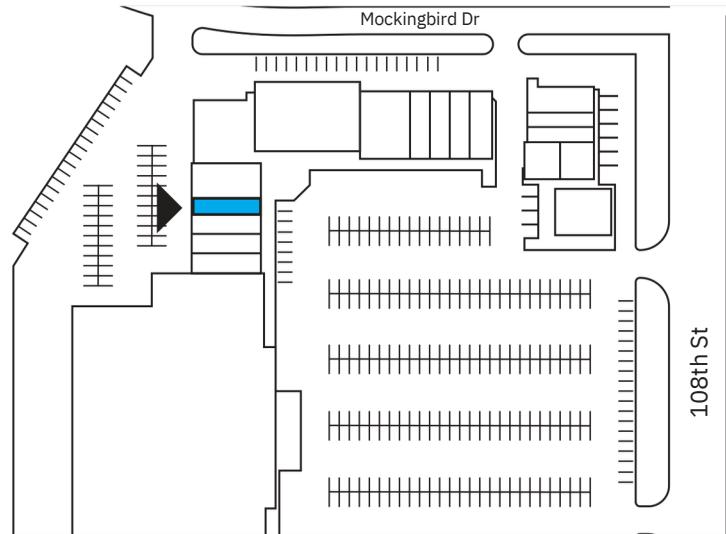
brayden@noddlecompanies.com  
(402)680-3996

**Faith Kutschkau**

fkutschkau@noddlecompanies.com  
(402)979-2882



# FOR LEASE | EMPIRE PARK



## BAY C4

1,033 RSF

**Type of Listing:**

Retail

**Minimum Base Rent:**

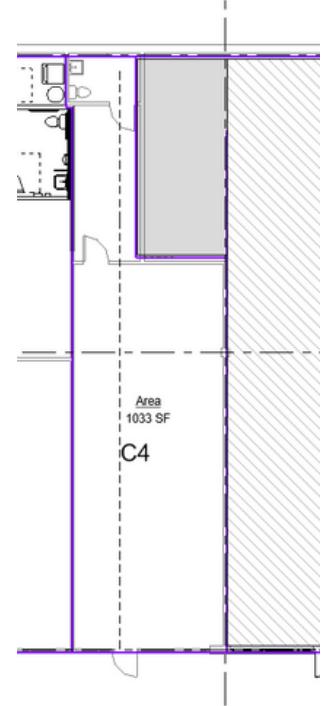
Contact Broker

**Est. NNN Expenses:**

\$6.211

**Available:**

Immediately

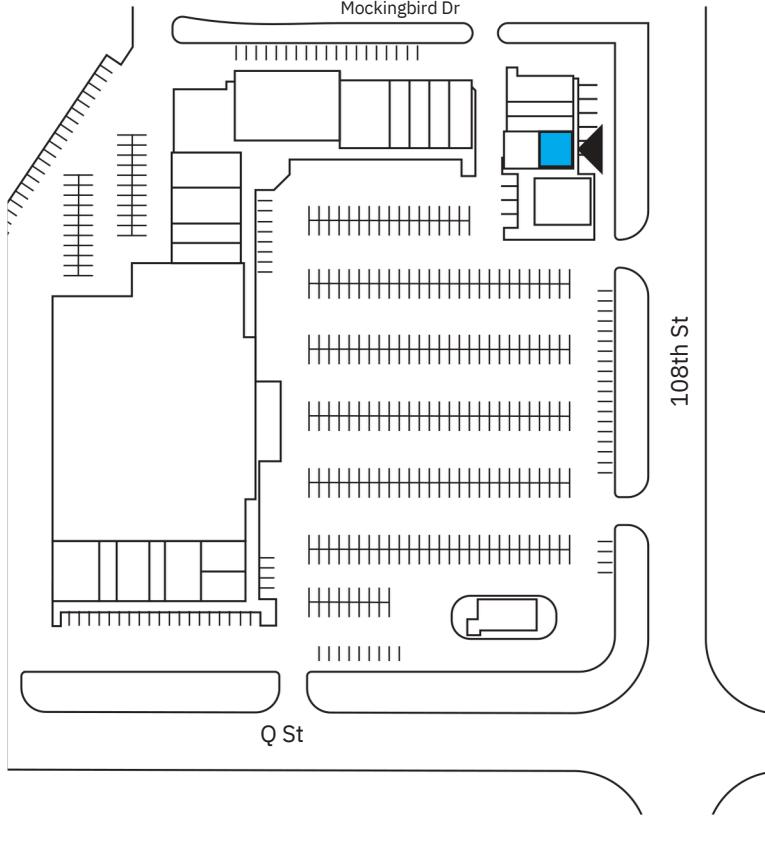


**Brayden Mussman**  
[brayden@noddlecompanies.com](mailto:brayden@noddlecompanies.com)  
(402)680-3996

**Faith Kutschkau**  
[fkutschkau@noddlecompanies.com](mailto:fkutschkau@noddlecompanies.com)  
(402)979-2882



# FOR LEASE | EMPIRE PARK



## BAY F5

1,300 RSF

Type of Listing:	Retail
Minimum Base Rent:	Contact Broker
Est. NNN Expenses:	\$6.21
Available:	Immediately



**Brayden Mussman**  
brayden@noddlecompanies.com  
(402)680-3996

**Faith Kutschkau**  
fkutschkau@noddlecompanies.com  
(402)979-2882



## EMPIRE PARK SHOPPING CENTER

		1 MILE	3 MILE	5 MILE
POPULATION	2021 Estimated Population	12,113	83,882	219,939
	2026 Projected Population	12,638	88,096	230,851
	2010 Census Population	11,783	83,903	216,684
	2000 Census Population	11,066	76,318	199,413
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	0.9%	0.9%	0.9%
	2021 Median Age	37.0	38.2	37.5
HOUSEHOLDS	2021 Estimated Households	5,550	35,507	90,760
	2026 Projected Households	5,705	36,609	93,503
	2010 Census Households	5,359	35,736	89,449
	2000 Census Households	5,099	32,442	82,172
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.8%	0.9%	1.0%
	2021 Estimated White	73.4%	79.2 %	79.1%
ETHNICITY	2021 Estimated Black or African American	4.2%	4.3%	4.3%
	2021 Estimated Asian or Pacific Islander	7.5%	4.1%	5.4%
	2021 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2021 Estimated Other Races	14.2%	12.0%	10.7%
	2021 Estimated Hispanic	13.8%	10.7%	9.6%
	2021 Estimated Average Household Income	\$74,380	\$87,624	\$94,632
	2021 Estimated Median Household Income	\$68,439	\$73,347	\$79,361
INCOME	2021 Estimated Per Capita Income	\$34,213	\$37,139	\$39,181
	2021 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.4%	1.4%
	2021 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.1%	3.1%
	2021 Estimated High School Graduate	25.8%	24.5%	22.1%
	2021 Estimated Some College 2021	25.8%	23.3%	22.1%
	Estimated Associates Degree Only 2021	10.4%	10.0%	9.4%
	Estimated Bachelors Degree Only 2021	21.9%	24.3%	26.8%
EDUCATION	Estimated Graduates Degree 2021	13.0%	13.4%	15.0%
	Estimated Total Businesses 2021	822	5,048	11,359
	Estimated Total Employees	14,051	73,202	177,327
	2021 Estimated Employee Population per Business	17.1	14.5	15.6
	2021 Estimated Residential Population per Business	14.7	16.6	19.4

**Brayden Mussman**

brayden@noddlecompanies.com  
(402)680-3996

**Faith Kutschkau**

fkutschkau@noddlecompanies.com  
(402)979-2882



# FOR LEASE

## EMPIRE PARK

5088 – 5120 S 108th St  
10904 – 10930 Q St  
OMAHA, NE 68137

Brayden Mussman  
[brayden@noddlecompanies.com](mailto:brayden@noddlecompanies.com)  
(402)680-3996

Faith Kutschkau  
[fkutschkau@noddlecompanies.com](mailto:fkutschkau@noddlecompanies.com)  
(402)979-2882



1501 Mike Fahey Street, Suite 300  
Omaha, NE 68102  
(402)496-1616

