

WHISPERING RIDGE OUTLOTS

17205 Evans Street / Omaha, NE

Retail Land / For Sale, Ground Lease or Build-to-Suit



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WE ARE
THE CENTER
OF RETAIL

LUNDCO.COM

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**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

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PROPERTY OVERVIEW




Outlots for sale or lease. Easy access for retail or office users in a busy trade area. Join Super Target, PetSmart, Hobby Lobby, Ross Dress for Less, Walmart and many other national and local retailers! Located just west of the southwest corner of 168th and West Maple Road.

PROPERTY HIGHLIGHTS

Lease Rate	Negotiable
Sale Price	\$15.00 PSF
Lot Dimensions	Varies
Flood Plain	No
Utilities	On-Site
Traffic Counts	42,124 EADT (168 th & W. Maple Road)

LOT	ACRES	PRICE PSF	DATE AVAILABLE
3333 N. 168 th Street	1.22	\$15.00	Immediately
17107 Evans Street	0.55	\$15.00	Immediately
17141 Evans Street	0.57	\$15.00	Immediately

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	9,411	\$77,371	3,802
3 Miles	92,414	\$83,238	35,392
5 Miles	240,329	\$83,009	93,427

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