

West Center Village

Retail | Office | Medical

20120 Oak Street
Omaha, NE 68130
www.cbre.com/nebraska

Built-to-Suit



204th & W Center Rd Commercial

For Sale / Commercial Land

Sale Price	\$21.00 PSF
Lot Size	2.53 AC; 110,206.8 SF

For Lease / Freestanding, Build-to-Suit

Available	29,400 SF
- Min. divisible	6,000 SF
- Max. continuous	18,200 SF
Lease Rate	TBD

Features

- + South East Corner of 204th and West Center Road
- + Potential for two (2) freestanding building development
- + Possible mezzanine and roof deck
- + 140 parking stalls
- + 40,248 vehicles per day (204th & Blue Sage Pkwy - 2021)

MU

Zoning - Mixed Use

140

Parking Stalls

Two

Buildings

2.53

Lot Size (AC)

40K+

V.P.D. (204th & Blue Sage - 2021)

Building 'A'

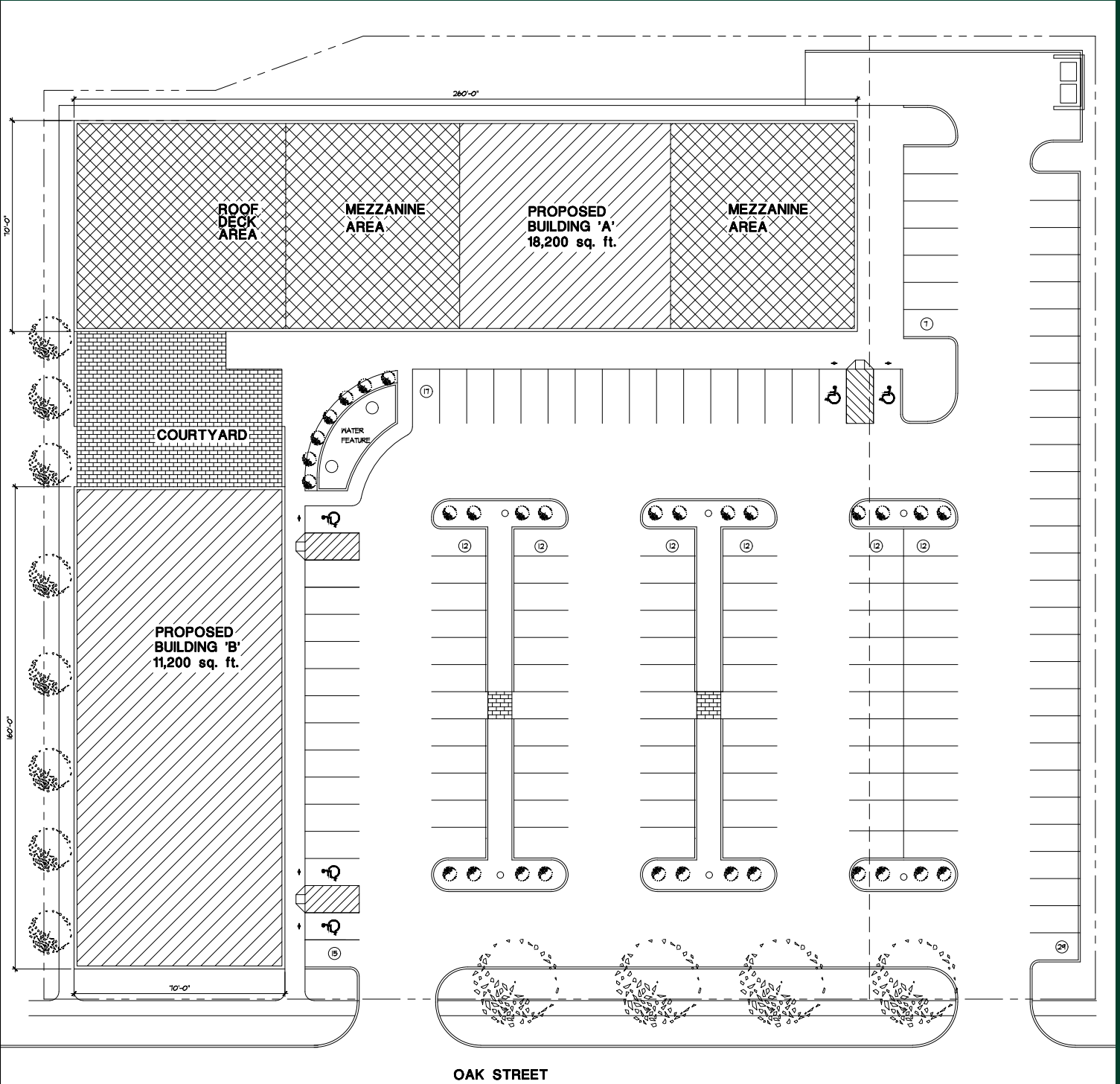


Building 'B'



Roof Deck & Courtyard





OAK STREET

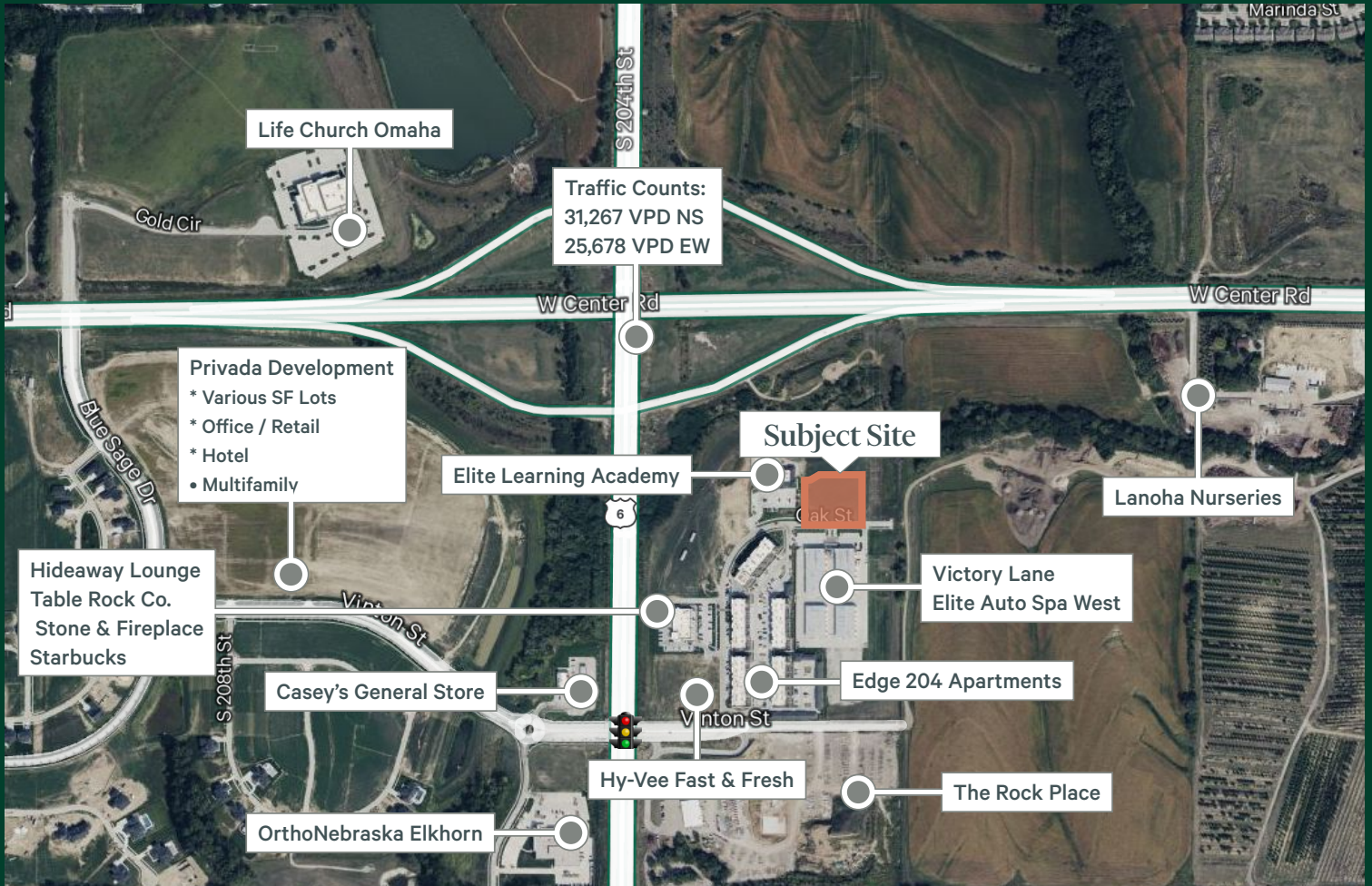
SITE PLAN

1" = 20'-0"



SITE STATISTICS

LOT AREA: 110,084 SQ. FT.
 BUILDING COVERAGE: 29,400 SQ. FT. (27%)
 POSSIBLE MEZZANINE + ROOF DECK: 9,800 SQ. FT.
 TOTAL POSSIBLE FLOOR AREA: 34,200 SQ. FT.
 IMPERVIOUS COVERAGE: 45,886 SQ. FT. (41%)
 PARKING: 140 SPACES (1 SPACE/ 280 SQ. FT. IF ALL MEZZANINES ARE DEVELOPED)





Contact Us

Graham Nabity

Vice President
 +1 402 697 5814
 graham.nabity@cbre.com

2023 Demographics	3 Miles	5 Miles	10 Miles
Population	52,318	142,612	385,810
2023-2028 Annual Population Growth Rate	1.01%	0.64%	0.67%
Daytime Population	46,319	116,326	384,400
Average Household Income	\$183,225	\$163,435	\$133,162

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 072224q