

# FOR LEASE - SKYLARK PLAZA

119TH & PACIFIC, OMAHA, NE 68154

RETAIL | 2,400 - 4,500 SF | \$19.50 SF/YR (NNN)



## PRESENTED BY:

**Daniel J. Goaley**

402.690.0400

[dgoaley@lee-associates.com](mailto:dgoaley@lee-associates.com)

**Daniel Dutton**

402.677.1247

[ddutton@lee-associates.com](mailto:ddutton@lee-associates.com)

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## PROPERTY DESCRIPTION

Up to 4,500 square feet available in a highly visible location along Pacific Street, with easy access to the interstate. This space is ideal for a local retailer or professional office user seeking a convenient, high-traffic setting. Join established neighboring tenants including Big Fred's Pizza, a dental office, and an upscale salon in a vibrant area that attracts steady customer traffic.

## LOCATION DESCRIPTION

Located on the SE corner of 119th & Pacific Street. This space is located above the iconic Big Fred's Pizza & Garden Restaurant.

### OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	2,400 - 4,500 SF
Building Size:	22,615 SF

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## PROPERTY HIGHLIGHTS

- Flexible space ideal for retail or office use
- Up to 4,500 square feet available – divisible for smaller tenants
- Excellent visibility along Pacific Street
- Easy access to Interstate for convenient commuting
- Ample parking available for customers and employees
- High daily traffic counts offering strong exposure
- Well-maintained property with attractive façade and landscaping

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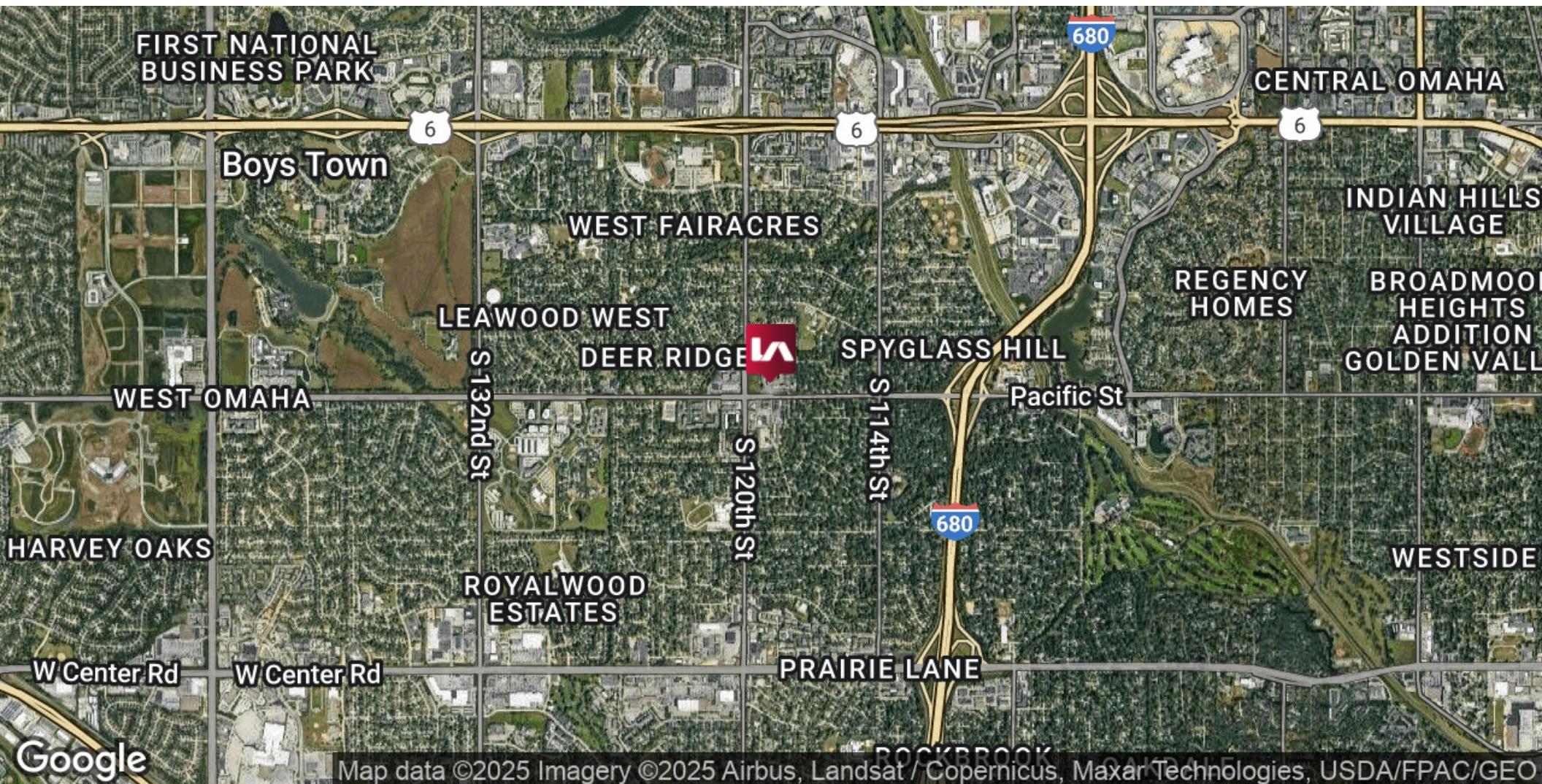
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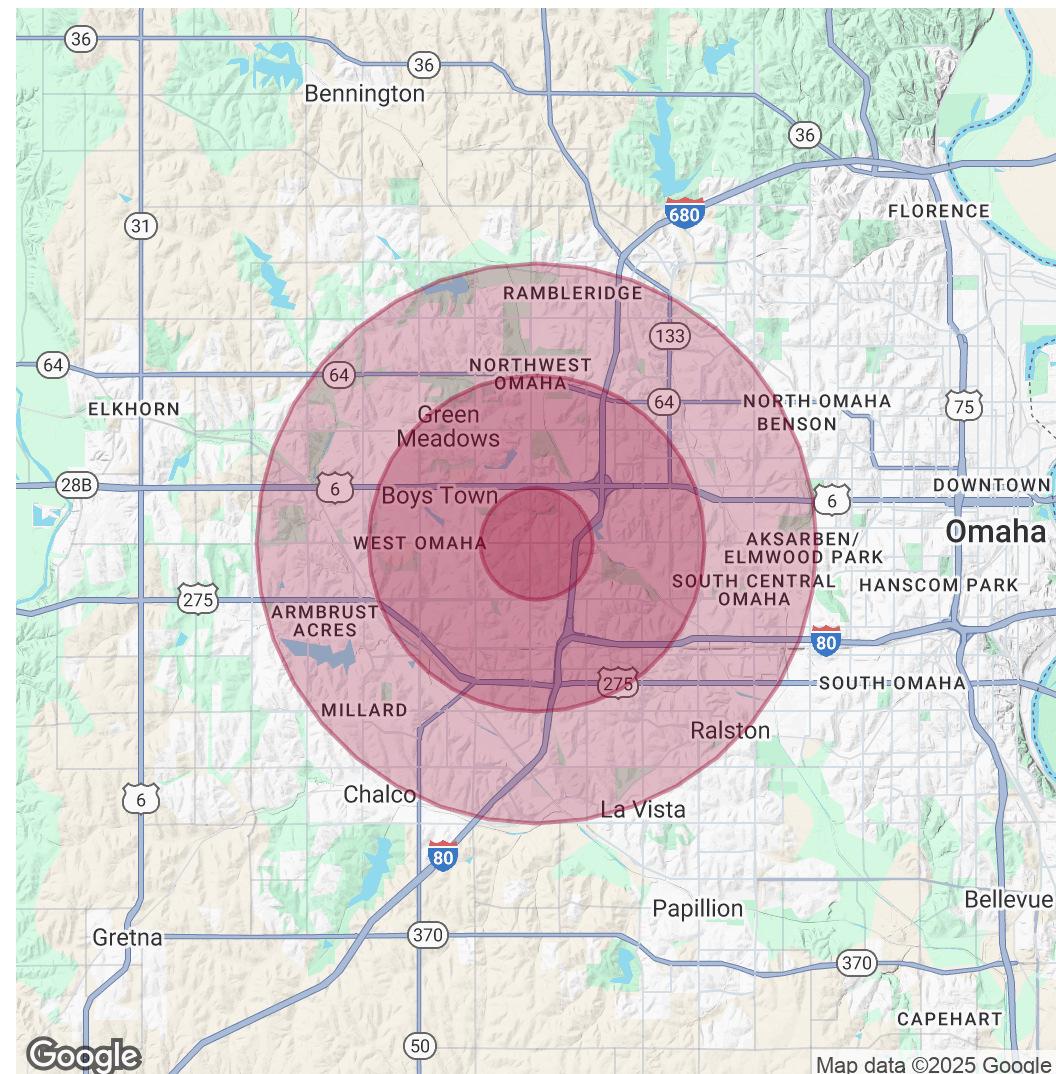
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,413	74,397	249,694
<b>Average Age</b>	43	41	40
<b>Average Age (Male)</b>	41	39	38
<b>Average Age (Female)</b>	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,448	32,536	105,476
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$112,074	\$116,392	\$111,720
<b>Average House Value</b>	\$372,596	\$342,071	\$313,187

Demographics data derived from AlphaMap



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