

SPRING RIDGE PLAZA

17801 Pierce Plaza, Omaha, NE 68130

FOR LEASE



FEATURES

- Total Center Size: 64,959 SF
- Traffic Counts: 29,200 VPD @ S 180th & Pacific St
- Located one mile south of the Dodge Expressway and across from Hy-Vee
- Suite 17845: 1,542 SF former restaurant space; sublease ends 11/30/2028; landlord will consider a longer-term lease, terms negotiable
- Suite 17841: Medical clinic layout with 4 exam rooms, X-ray room, lobby, reception, and break area
- Electronic monument signage on the hard corner of S 180th & Pacific Street
- Some of the strongest household incomes in the Omaha Metro area

Suite	Space	Rent	Type	Available
17841	1,542 SF	\$19.00 PSF	NNN	11/01/2026
17845	1,542 SF	\$20.50 PSF	NNN	Immediately
17927	2,622 SF	\$15.00 PSF	NNN	Immediately

SITE DATA

Gas/Electrical:	Tenant	Rent Escalator:	TBD	Zoning:	CC
Sewer/Water:	Tenant	Lease Term:	5-10 Years	Year Built:	1997
Janitorial/Maint:	Tenant	Lease Form:	Landlord's	Parking:	5/1,000 SF
Finisher Allowance:	TBD	Total NNN:	\$6.62		

Agent: Sam Estivo
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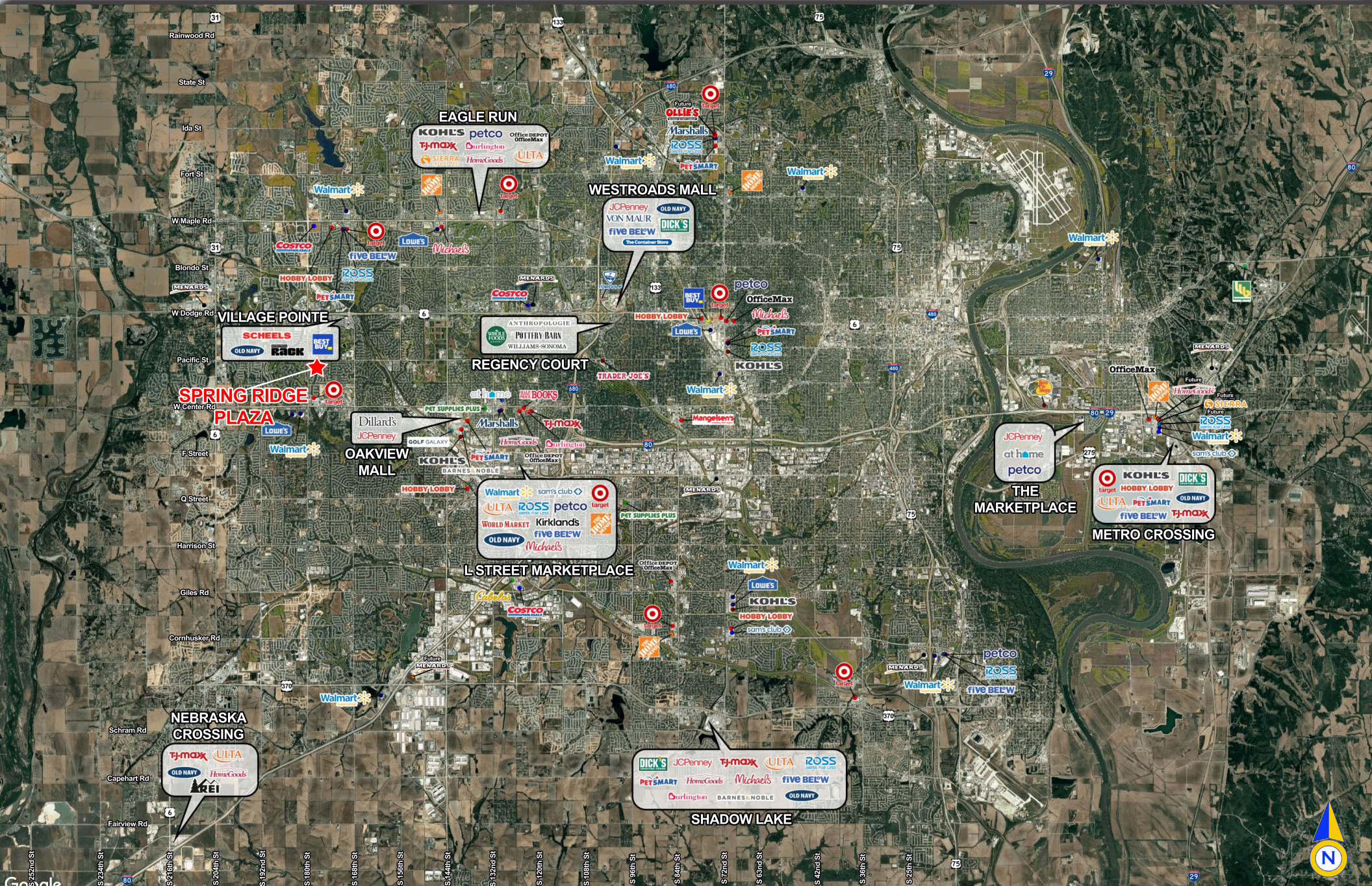
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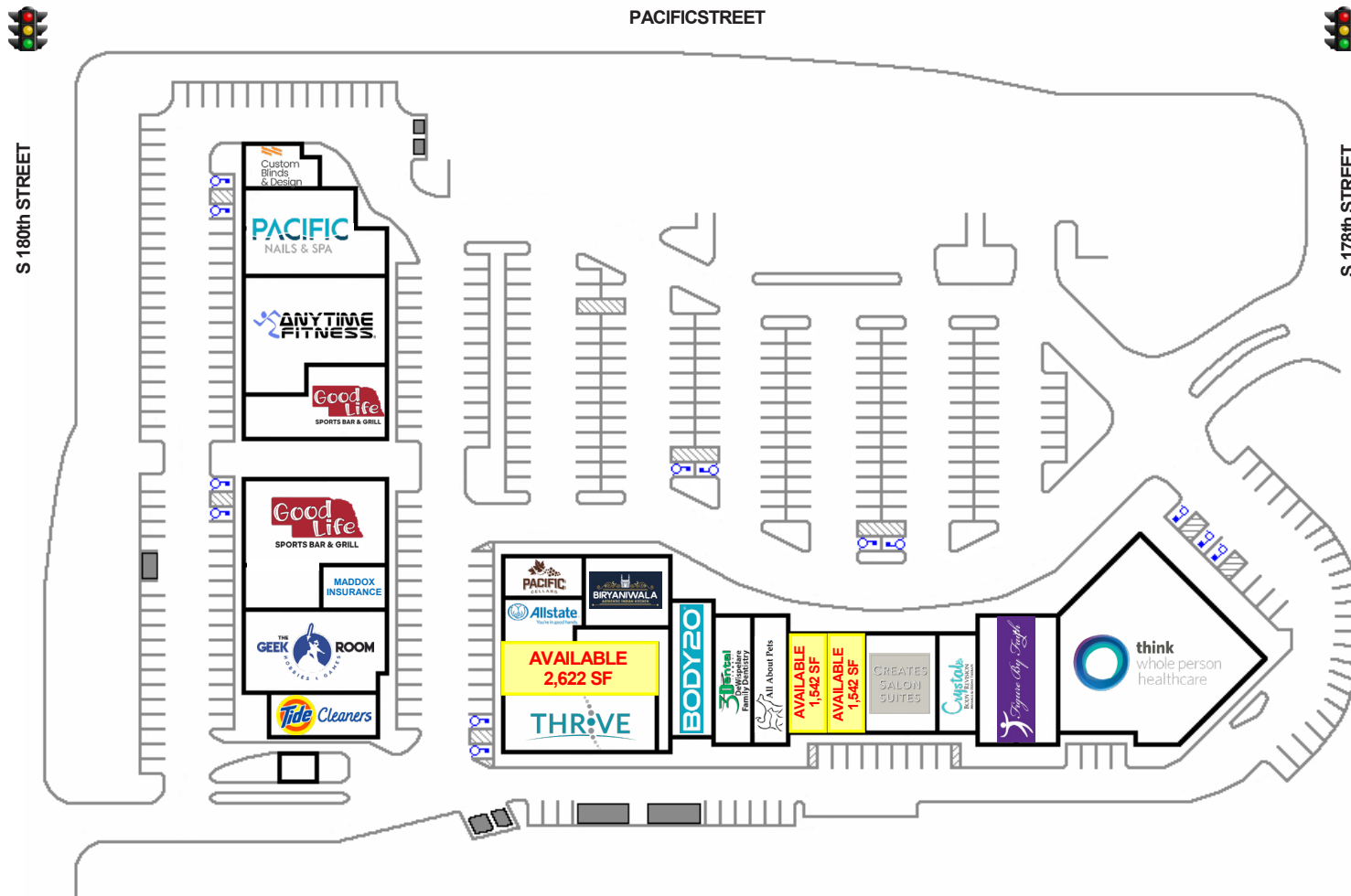
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TENANT SUMMARY		SQ FT
1105	CUSTOM BLINDS	1,679
1113	PACIFIC NAILS & SPA	2,822
1121	ANYTIME FITNESS	4,865
1129	THE GOOD LIFE	2,990
1203	THE GOOD LIFE	5,013
1215	GEEK ROOM	3,906
1223	TIDE CLEANERS	1,504
1229	ABELARDO'S	800
17819	THINK HELATHCARE	11,208
17825	FIGURE BY FAITH	3,888
17829	CRYSTAL BODY	1,548
17837	CREATES SALON	3,083
17841	AVAILABLE	1,542
17845	AVAILABLE	1,542
17849	ALL ABOUT PETS	1,888
17853	3D DENTAL	2,043
17857	BODY 20	2,057
17903	BIRYANIWALA	3,000
17919	PACIFIC CELLARS	1,588
17923	ALLSTATE	1,530
17927	AVAILABLE	2,622
17931	THRIVE CHIROPRACTIC	2,945
17958	MADDOX INSURANCE	896
TOTAL (SQUARE FEET)		64,959



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SUITE 17841



SUITE 17845



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Lat/Lon: 41.2485/-96.1963

S 180th St & Pacific St Omaha, NE 68130	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,028	76,076	198,357
2030 Projected Population	8,530	77,424	205,785
2020 Census Population	10,184	77,411	195,636
2010 Census Population	7,973	60,018	155,575
Projected Annual Growth 2025 to 2030	-1.1%	0.4%	0.7%
Historical Annual Growth 2010 to 2025	0.9%	1.8%	1.8%
2025 Median Age	46.0	39.3	38.6
Households			
2025 Estimated Households	3,732	28,395	74,855
2030 Projected Households	3,570	29,234	78,444
2020 Census Households	3,958	27,447	71,110
2010 Census Households	3,104	21,201	56,912
Projected Annual Growth 2025 to 2030	-0.9%	0.6%	1.0%
Historical Annual Growth 2010 to 2025	1.3%	2.3%	2.1%
Race and Ethnicity			
2025 Estimated White	88.3%	87.0%	85.6%
2025 Estimated Black or African American	1.5%	2.3%	3.1%
2025 Estimated Asian or Pacific Islander	5.4%	5.2%	4.6%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	4.7%	5.3%	6.4%
2025 Estimated Hispanic	4.4%	5.5%	6.5%
Income			
2025 Estimated Average Household Income	\$203,824	\$188,956	\$165,729
2025 Estimated Median Household Income	\$145,913	\$146,792	\$129,596
2025 Estimated Per Capita Income	\$84,310	\$70,551	\$62,576
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.1%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	0.7%	0.9%	1.4%
2025 Estimated High School Graduate	8.0%	11.1%	14.1%
2025 Estimated Some College	14.4%	17.3%	19.5%
2025 Estimated Associates Degree Only	6.3%	7.9%	9.2%
2025 Estimated Bachelors Degree Only	43.7%	38.0%	34.4%
2025 Estimated Graduate Degree	26.1%	23.7%	20.1%
Business			
2025 Estimated Total Businesses	471	2,649	6,912
2025 Estimated Total Employees	8,741	28,501	75,934
2025 Estimated Employee Population per Business	18.6	10.8	11.0
2025 Estimated Residential Population per Business	19.2	28.7	28.7