

RCHARD P L A Z A

132nd & West Center Road • Omaha, NE



Features

- Excellent visibility and access to W. Center Road.
- Join Panera Bread Company, Bricks and Minifigs, Hunan Fusion, Soccer International Lighthouse Bar & Grill, My Salon Suite, and Malbar Vision among others.
- Completely renovated shopping center including new facade, roof, and resurfaced parking lot.
- Nearly 17,977 daytime employees within a one mile radius.
- Exposure to over 66,000 passing vehicles per day.
- Mixed-use components, including residential coming soon!



OP III

LEASE

- Term: 5 Years
- Base Rent: \$18.00 - \$20.00 PSF
- Lease Type: NNN
- Max Contiguous: 4,266 SF

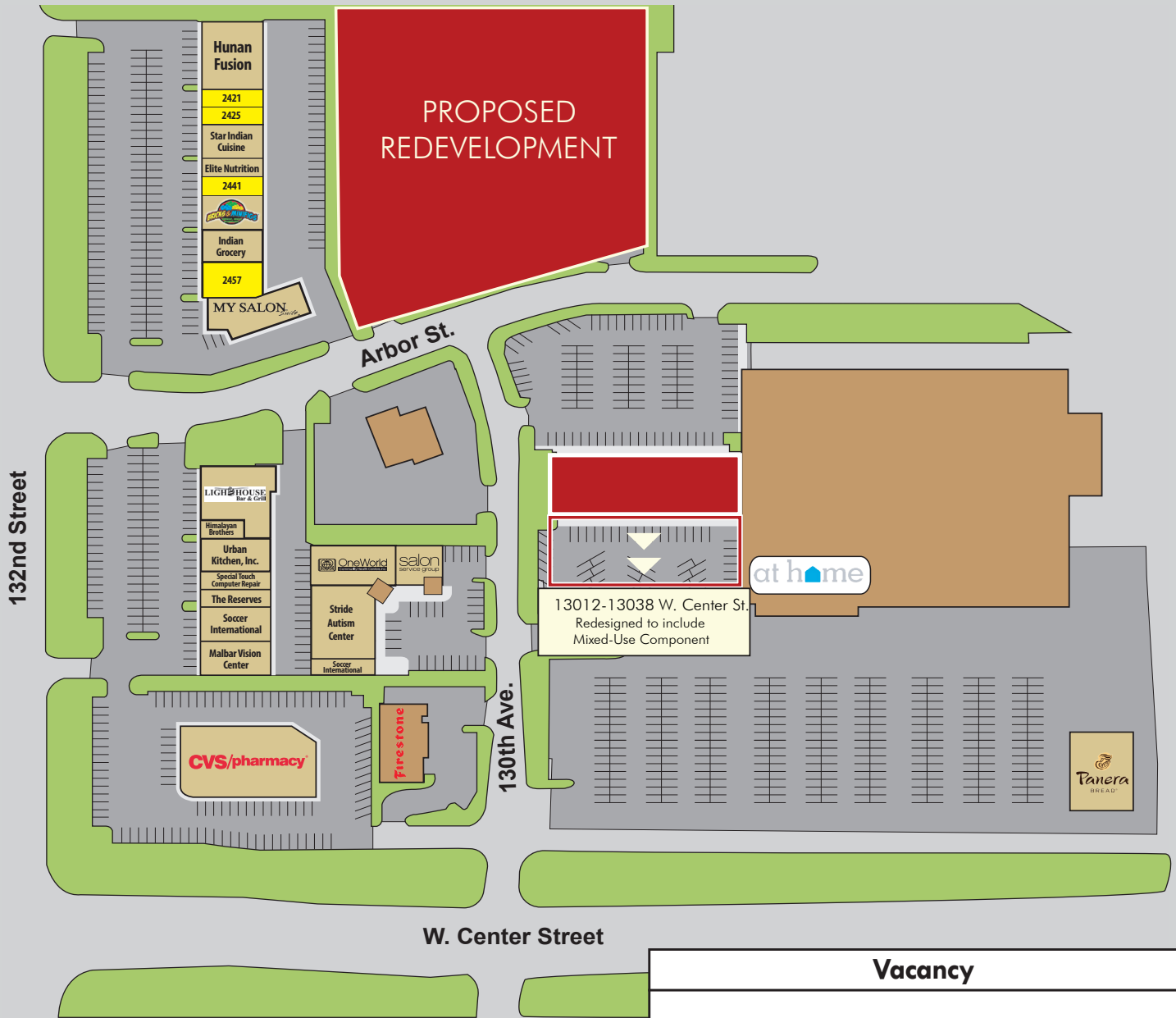
BUILDING

- Year Built/Renovated: 1977/2018
- GLA: 27,598 SF
- Parking: 178 Stalls



Demographic Profile

	1 mile radius	3 mile radius	5 mile radius
2023 Estimated Population	13,626	84,515	245,141
2023 Estimated Households	5,883	34,712	100,420
2023 Est. Average Household Income	\$90,040	\$107,385	\$104,723
2023 Median Home Value	\$188,882	\$222,356	\$227,213
2023 Estimated Daytime Population	10,307	88,058	192,302



Parking Ratios:
 Orchard 1 - 6.7:1,000
 Orchard 3 - 6.4:1,000
 * cross-easement with Orchard 2

Vacancy		
Orchard 2	Mixed-use redevelopment	
Orchard 3		
2421 S. 132nd St.	1,400 SF	Retail Buildout
2425 S. 132nd St.	1,316 SF	Retail Buildout
2441 S. 132nd St.	1,550 SF	Dry Cleaner Buildout
2457 S. 132nd St.	2,728 SF	2nd Generation Restaurant

Anchored by one of the nation's top performing At Home stores in terms of gross sales, the redesigned retail along with addition of residential, hotel, office and restaurants will cultivate a new vibrant pedestrian friendly district that caters to the expanding employment base and surrounding neighborhoods.

