

**KOHL'S**

*909 72nd Street*

*Omaha, Nebraska*

**KOHL'S**  
+ SEPHORA

## ON MARKET: KOHL'S IN OMAHA, NEBRASKA



ACTUAL PROPERTY

## INVESTMENT HIGHLIGHTS

- ▶ **Kohl's in Omaha, NE**  
MOST POPULOUS CITY IN NEBRASKA
- ▶ **Zero Landlord Responsibilities**  
ABSOLUTE TRIPLE NET (NNN) LEASE STRUCTURE
- ▶ **High Level of Commitment by Tenant**  
KOHL'S INVESTED \$1M+ INTO A REMODEL IN JUNE 2022
- ▶ **Robust Local Population Growth**  
21% INCREASE IN 5 MILE RADIUS SINCE 2010
- ▶ **Multiple Options Exercised**  
TENANT HAS ALREADY EXERCISED THE FIRST 2 OF 10, 5-YEAR OPTIONS WITHOUT LEASE MODIFICATIONS
- ▶ **Ranked In The Top 10% Of Stores Nationally Per Local Management**  
STORE RANKS #93 OF 1,162 STORES ; #1 LOCATION IN OMAHA, NE
- ▶ **High Traffic Location**  
72ND STREET SEES OVER 22,000 VEHICLES PER DAY
- ▶ **National Retailers Located Nearby**  
ALDI, STARBUCKS, KUM & GO, AND MANY MORE

# FINANCIAL OVERVIEW

909 72ND STREET  
OMAHA, NEBRASKA

PRICE	\$12,929,104
CAP RATE	6.70%
NOI	\$866,250
PRICE PER SQUARE FOOT	\$160.24
RENT PER SQUARE FOOT	\$10.74
GROSS LEASEABLE AREA	80,684 SF
LAND AREA	8.3 Acres
YEAR BUILT (RENOVATED)	1996
TYPE OF OWNERSHIP	Fee Simple



RENT SCHEDULE						
TERM			MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASES
BASE TERM	CURRENT	1/27/2028	\$72,188	\$866,250	\$10.74	-

## LEASE SUMMARY

RENT COMMENCEMENT DATE	12/30/1996
EXPIRATION DATE	1/27/2028
INITIAL TERM	~31 years
TERM REMAINING	4+ years
STRUCTURE	NNN
RENTAL INCREASES	None
OPTIONS	Eight, 5-year
LEASE GUARANTOR	Kohl's Corporation
GUARANTOR STRENGTH	Corporate (S&P: BB-)
LANDLORD RESPONSIBILITIES	None



ACTUAL PROPERTY

ACTUAL PROPERTY

## TENANT OVERVIEW

Kohl's Corporation, founded in 1962, is a leading American retail company that has experienced remarkable growth and success over the years. The company was established by Max Kohl as a small corner grocery store in Milwaukee, Wisconsin. Since its humble beginnings, Kohl's has transformed into a nationwide department store chain with a strong presence in the United States.

Kohl's growth can be attributed to its commitment to providing customers with an exceptional shopping experience. The company has continually expanded its product offerings, catering to a wide range of consumer needs. From apparel and accessories to home goods and beauty products, Kohl's has curated a diverse selection of high-quality merchandise at affordable prices. This focus on customer satisfaction has earned Kohl's a loyal customer base and contributed to its steady expansion across the country.

Operating over 1,100 stores in 49 states, Kohl's has become a household name for millions of Americans. The company prides itself on its seamless integration of physical stores and e-commerce, providing customers with convenient shopping options. Kohl's has also developed a reputation for its customer-friendly policies, such as hassle-free returns and exclusive rewards programs. With a strong emphasis on community engagement, Kohl's actively supports local initiatives and charitable organizations, further solidifying its positive reputation.

Overall, Kohl's rich history, remarkable growth, and customer-focused operations have positioned it as a leading retail powerhouse. Through its dedication to offering a diverse product range, seamless shopping experience, and commitment to social responsibility, Kohl's continues to thrive in the competitive retail landscape, providing customers with quality products and exceptional service.



# KOHL'S

## OVERVIEW

<b>TENANT</b>	Kohl's
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	Kohl's Department Store Inc.
<b>GUARANTOR STRENGTH</b>	Corporate
<b>SYSTEMWIDE LOCATION COUNT</b>	1,100+
<b>HEADQUARTERS</b>	Menomonee Falls, WI
<b>WEBSITE</b>	www.kohls.com
<b>SALES VOLUME</b>	\$17.2B (2022)
<b>STOCK SYMBOL</b>	KSS
<b>BOARD</b>	NYSE
<b>CREDIT RATING</b>	BB- (S&P)
<b>FORTUNE 500 RANK</b>	226



# ABOUT OMAHA

Omaha, Nebraska, is a vibrant city with a rich history, a thriving economy, and a diverse cultural scene that makes it a great place to live, work, and visit. Founded in 1854, Omaha has evolved from a humble trading post to a bustling metropolis known for its friendly Midwestern charm. The city's history is intertwined with the growth of the railroad industry, which played a significant role in its development and continues to shape its economy today.

Omaha's economy is diverse and robust, offering a range of opportunities across various sectors. The city is a major transportation and logistics hub, thanks to its central location and access to an extensive network of highways, railroads, and the Missouri River. Omaha is also home to several Fortune 500 companies, including Berkshire Hathaway and Union Pacific, which have contributed to the city's economic stability and job growth. Furthermore, the vibrant entrepreneurial spirit in Omaha has fostered a thriving startup ecosystem, with many innovative companies and initiatives emerging in recent years.

Beyond its economic strengths, Omaha boasts a vibrant cultural scene that celebrates both its Western heritage and contemporary arts. The city is known for its world-class museums, such as the Joslyn Art Museum and the Durham Museum, which showcase a diverse range of artistic and historical exhibits. Omaha's Old Market district is a popular destination for locals and tourists alike, offering a unique blend of boutiques, art galleries, restaurants, and entertainment venues. The city is also renowned for its lively music scene, hosting various festivals and concerts throughout the year, and is home to the world-famous Omaha Community Playhouse, one of the largest community theaters in the United States.

In summary, Omaha, Nebraska, is a city that embraces its history, thrives economically, and celebrates its vibrant culture. From its humble beginnings as a railroad town to its current status as a bustling metropolis, Omaha offers residents and visitors a welcoming atmosphere, diverse job opportunities, and a vibrant arts and cultural scene. With its strong sense of community and Midwestern hospitality, Omaha continues to attract individuals and families who seek a high quality of life in a dynamic and growing city.



ACTUAL PROPERTY

# KOHL'S - Omaha, Nebraska





	1-Mile	3-Mile	5-Mile
<b>2010 Population</b>	8,464	101,495	301,032
<b>2023 Population</b>	10,066	120,851	363,051
<b>2028 Population</b>	10,430	125,252	377,033

	1-Mile	3-Mile	5-Mile
<b>2010 Households</b>	3,757	45,188	124,463
<b>2023 Households</b>	4,544	53,974	150,987
<b>2028 Households</b>	4,720	55,979	156,968

	1-Mile	3-Mile	5-Mile
<b>2023 Average HH Income</b>	\$86,976	\$88,085	\$77,265
<b>2023 Median HH Income</b>	\$65,138	\$67,226	\$59,825

---

**BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:**

---

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

#### NON-ENDORSEMENT NOTICE

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.

*IN ASSOCIATION WITH:*

**BROKER OF RECORD**

Brian Brockman

BANG Realty

[netlease@bangrealty.com](mailto:netlease@bangrealty.com)

LICENSE #: 20190317 (NE)

**KOHL'S**  
+ SEPHORA

ACTUAL PROPERTY