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SALE DESCRIPTION

Centrally located 52,402 Retail/Industrial Flex property on 3.13 acres. Impressive demographics and easy access to 84th Street, Center Street, and I-80. Frontier Justice, occupying approximately 25,000 SF, a fully built-out indoor gun range, will vacate in 2024. The property is well suited for a gun range, sports facility owner-user, big box conversion, or future redevelopment site.

RENT ROLL

2828 S 82nd Street | Omaha, NE 68124

Tenant	Rentable SF	SF Occupied	Lease Expiration	Initial Term	Options
Nebraska Parkour	2,750	2,946	2029	7 years	1-5yr
Frontier Justice	24,976	24,976	2024	N/A	N/A

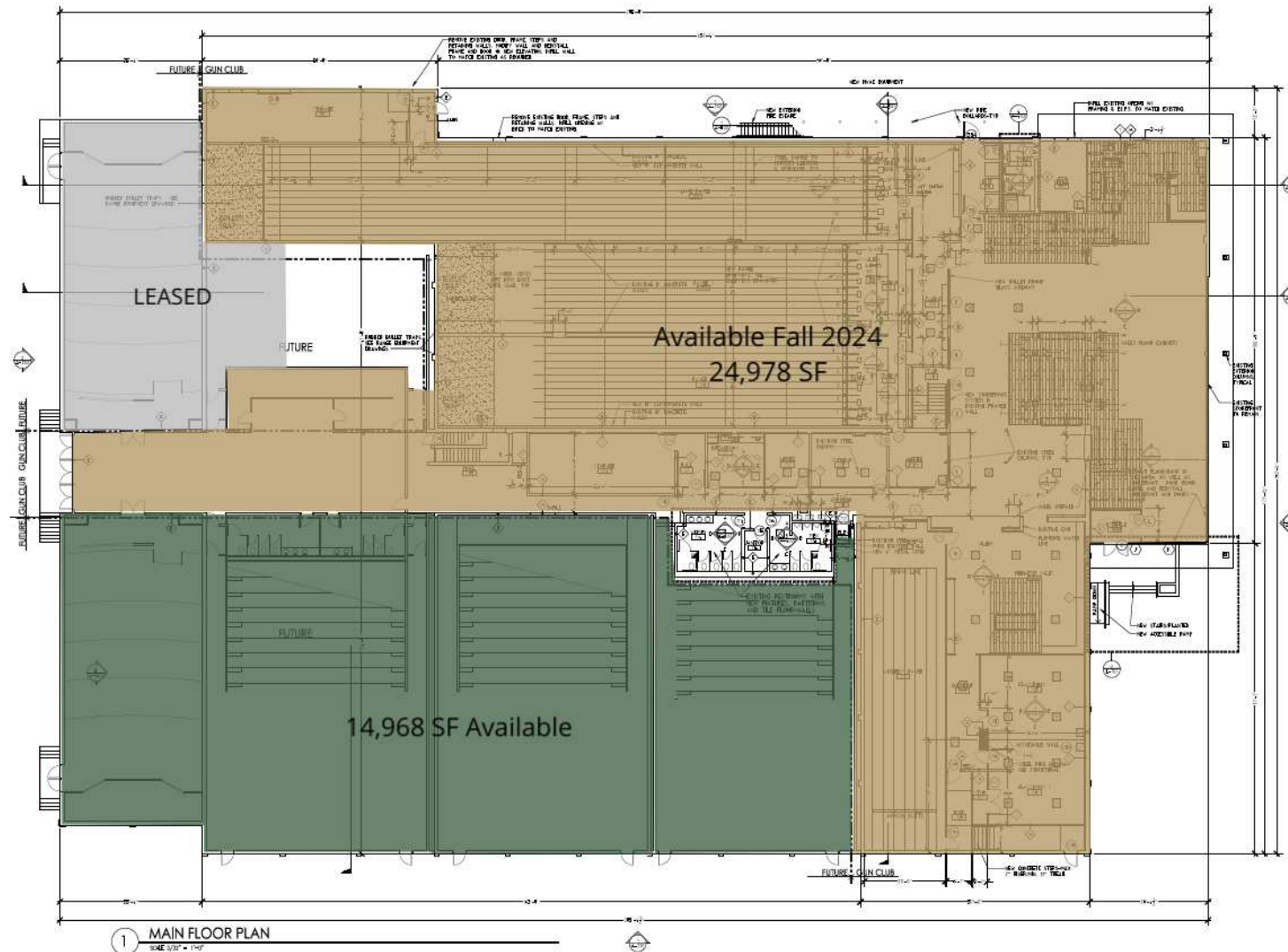
LISTING INFORMATION

New Reduced Price	\$4,650,000
Building Size	52,402 SF
Occupancy	53% (5% in late 2024)
Tenancy	Multiple
Year Build	1967
Type	Retail/Industrial
Zoning	CC
Lot Size	3.13 Acres
Ceiling Max	25'
Drive-In Bays	2
Parking Spaces	157
Traffic Count	48,876 vehicles per day

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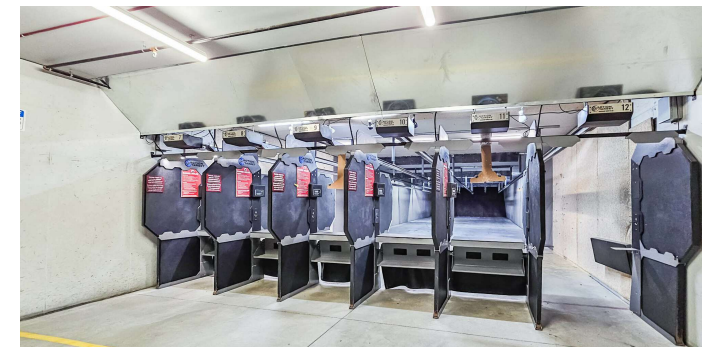
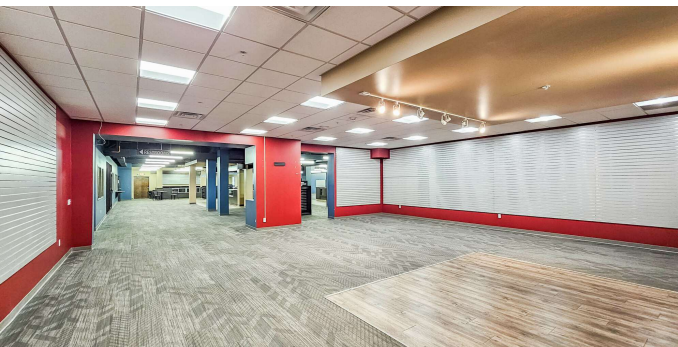
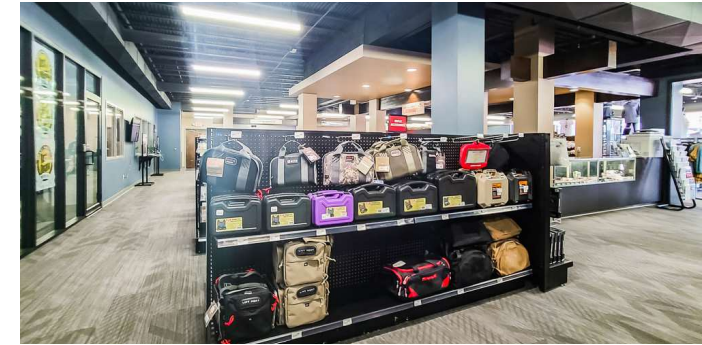
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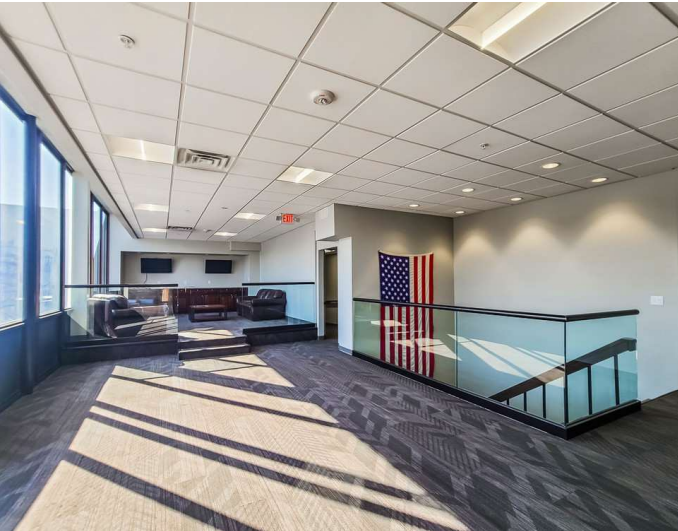
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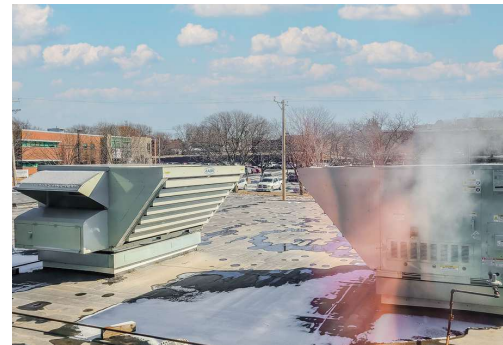
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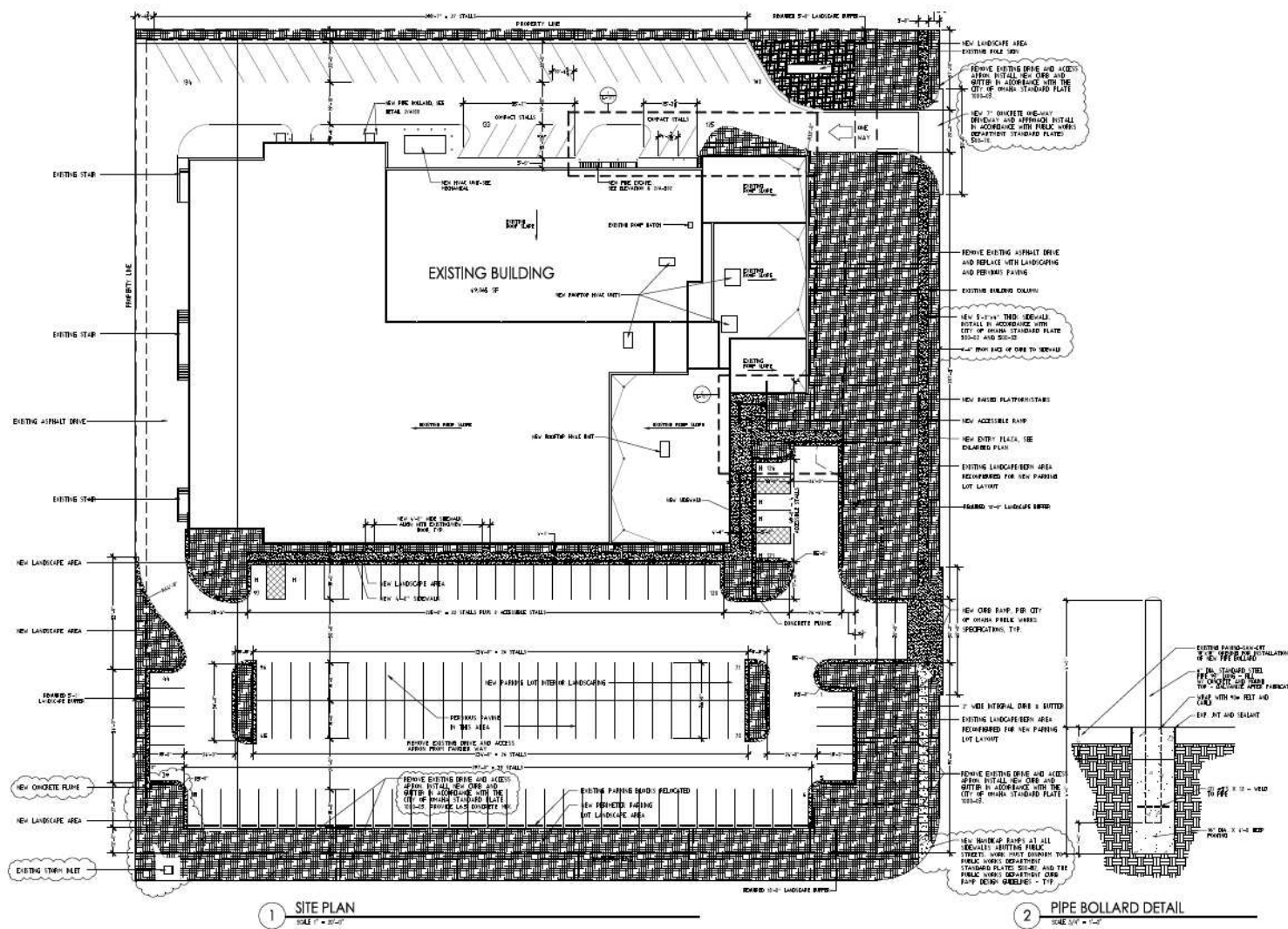


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OMAHA GUN CLUB
2928 SOUTH 82nd STREET
OMAHA, NEBRASKA

OMAHA Gun Club
RANGE & FIREARMS

THE ARCHITECTURAL OFFICES
BY: WITHIN CORPORATION AND
THE ARCHITECTURAL OFFICES
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COMPILED BY: TD2
DATE: 11/25/2015

TD2
engineering & surveying

Thompson, Drossman & Dornier, Inc.
FOR36 C&M PLS
Omaha, NE 68104
402.333.8888 www.td2cp.com

NO.	DATE	DESCRIPTION
1	01/24/16	ADDENDUM 1
2	02/24/16	ADDENDUM 2

DATE: 11/25/2015

SITE PLAN
SCALE: 1/4" = 1'-0"

JOB NUMBER: 134317
DATE: 11/25/2015
A-100

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,963	82,008	261,374
Average Age	38.3	37.1	35.4
Average Age (Male)	35.7	35.4	34.2
Average Age (Female)	41.0	38.9	36.7

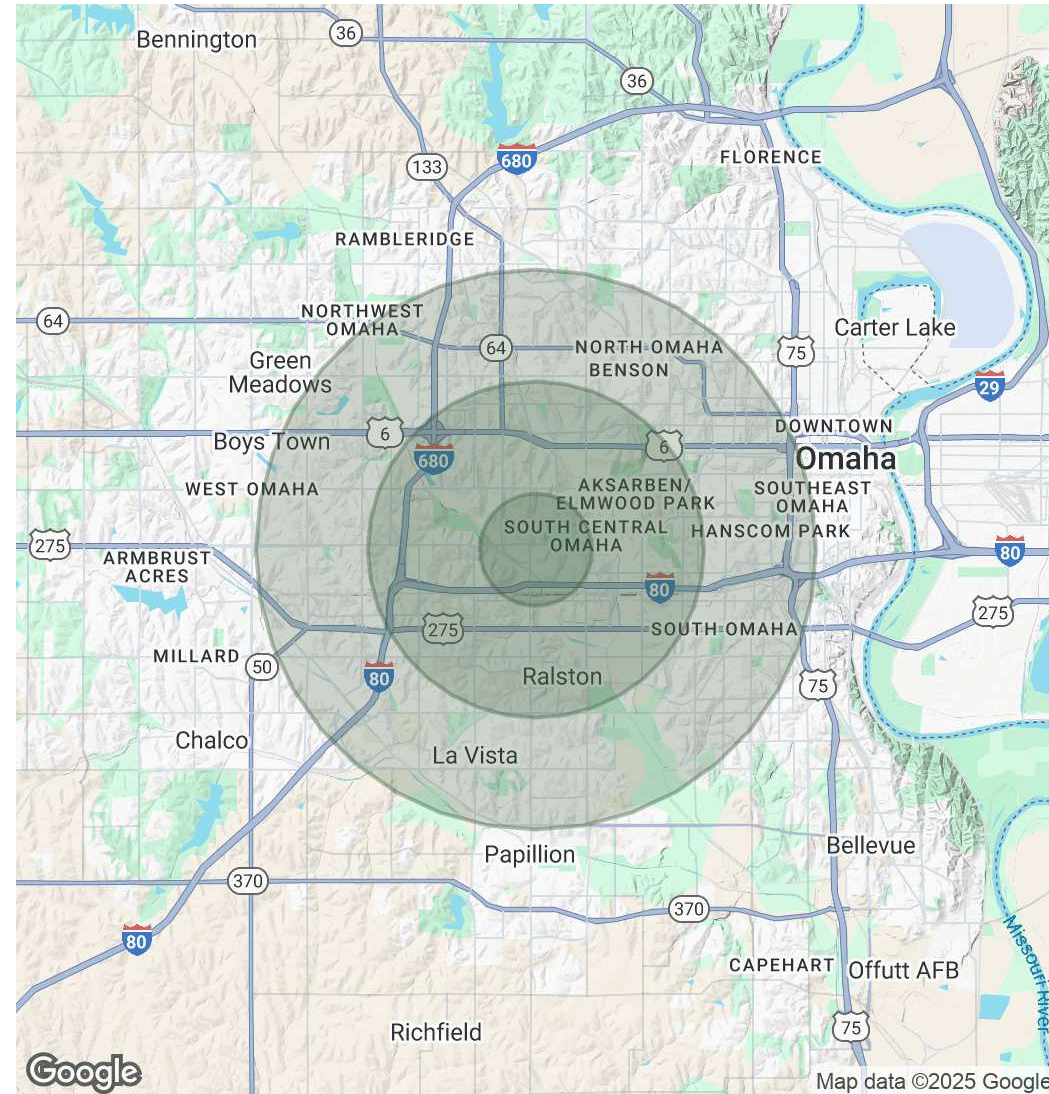
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,923	35,913	111,903
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,168	\$72,800	\$67,210
Average House Value	\$311,350	\$176,895	\$171,597

LOCATION DETAILS

Distance to Interstate 80 .6 Mile | 3 Minutes

TRAFFIC COUNTS

84th & Center Traffic Count	48,476/Day
84th Street Traffic Count	18,300/Day
W Center Road Traffic Count	28,500/Day



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