



2910-3020 S 84th Street | Omaha, NE 68124

\$5.00 - \$11.00 PSF NNN

Property Features

- Conveniently located North of Interstate 80 just South of West Center Road
- Join Shopko Optical, Jimmy John's, Pizza Ranch, Children's Home Healthcare, Fresenius Medical Care, First National Bank and many other retailers
- Double-sided, full-color video sign for tenants' advertising and logos
- Operating expenses approximately \$3.10 PSF

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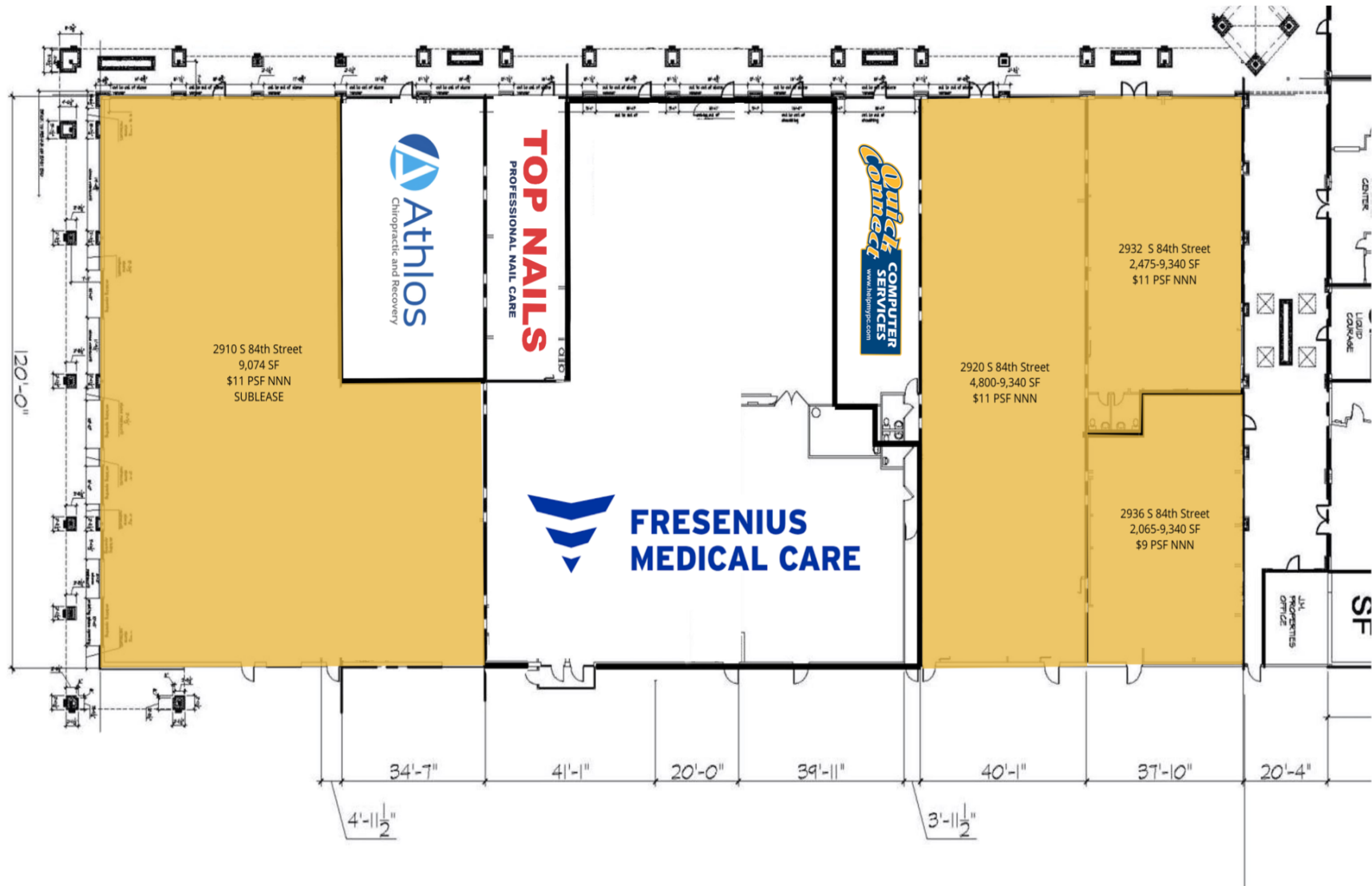
Frederick Square





AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2910 S 84th Street (Sublease)	9,074 SF	NNN	\$11.00 SF/yr	NNN Expenses approximately \$3.10 PSF
2920 S 84th Street	4,800 - 9,340 SF	NNN	\$11.00 SF/yr	NNN Expenses approximately \$3.10 PSF
2932 S 84th Street	2,475 - 9,340 SF	NNN	\$11.00 SF/yr	NNN Expense approximately \$3.10 PSF
2936 S 84th Street	2,065 - 9,340 SF	NNN	\$9.00 SF/yr	NNN Expense approximately \$3.10 PSF
3020 S 84th Street (Anchor Space)	89,312 SF	NNN	\$5.00 SF/yr	NNN Expense approximately \$3.10 PSF
3044 S 84th Street, Suite 3	1,800 SF	NNN	\$22.00 SF/yr	NNN Expenses approximately \$3.10 PSF



Description

There are exciting times for a well-established retail center located along one of Omaha's most active commercial corridors. Frederick Square was completely renovated and given a brand-new look in 2007. The Shopping Center destination in the middle of Omaha has approximately 200,000 sq.ft. of leasable area. There are many well-established, long-term tenants.

Frederick Square is located along the west side of 84th Street in central Omaha north of Interstate 80. Frederick Square consists of a large strip center sitting on approximately 20 acres with pad sites. There is a current opportunity for the anchor position of up to 89,312 SF. Pizza Ranch, a regional pizza and chicken buffet restaurant chain with approximately 180 locations opened its first Omaha location in the center. Althos Chiropractic and Recovery just joined the mix of several medical and lifestyle related tenants including; Children's Home Healthcare, Brain Balance, Fresenius Medical Care, Frederick Square Barber Shop and First National Bank of Omaha.

Other tenants include Top Nails, Quick Connect Computer Repair, Jimmy John's, Sprint Mobile and Fresenius Medical Care. Frederick Square provides a great opportunity for many types of businesses, whether they are retail, service, or medical.

Surrounding Area

A retailer would be hard pressed to find an area of town with better access. Frederick Square is located along 84th Street, a major north-south arterial in Omaha. The property is also located between West Center Road, a primary four-lane divided highway carrying east- west traffic, and the 10-lane Interstate 80, far and away the number one traffic artery in all of Nebraska. Other major retailers in the area include Mangelsen's, one of the largest arts and crafts stores in the region; CVS Pharmacy, located at the southeast corner of 84th and West Center Road; and Hy-Vee, a large grocery store with a number of locations in the region. The Omaha area is a great location for business. The economy is strong and the unemployment rate is low. Per capita income is higher than the national average, while the cost of living is lower, giving Omahans a relatively large amount of disposable income. A thriving community, Omaha is the 59th largest city in the United States. According to the U.S. Census Bureau, the City of Omaha had 486,051 people in 2020 and the Omaha MSA had a population greater than 967,604. When the Omaha MSA is combined with the nearby Lincoln area, the total population exceeds 1.2 million.

Zoning

Commercial Zoning at Frederick Square makes the location great for retail, customer service and office storefront uses.

Frederick Square



Map data © 2021 Imagery © 2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Traffic Counts

Frederick Square is located right in the middle of a very busy part of town. About 36,000 vehicles pass by Frederick Square on 84th Street each day. Nearby, 164,000 cars pass through I-80 at 84th Street each day while almost 50,000 cars per day passed through the 84th and Center Street intersection.

Area Demographic Highlights

- More than 293,000 people live within five miles of the center
- Average household income within one mile of the center is \$95,938. That is higher than the City of Omaha median income.
- Daytime population numbers are impressive: Over 9,800 employees work within one mile. More than 97,000 employees work within three miles while more than 241,000 employees work within a five-mile radius.
- 4.9 percent of households in the area have an annual income of \$150,000 to \$199,000 and 8.2 percent have annual incomes over \$200,000.

