



2929 N 204th Street | Elkhorn, NE 68022

One Bay Remaining!

\$12.50 PSF (NNN)

Property Features

- Join Godfathers, Patriot Homebrew Supply, Sam and Louie's, & Rick's Meats
- Centrally located in Elkhorn
- Great visibility off Highway 31 (204th Street)
- Fire sprinklers system in building
- NNN Expenses: \$5.48 PSF

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Spencer Morrissey

Associate
402 255 6065
smorrissey@npdodge.com

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Building Details

Tenancy	Multiple
Number of Floors	One
Year Built	1977
Gross Leaseable Area	15,100 SF
Construction Status	Existing
Roof	Flat
Sprinkler	Yes

Property Details

Lot Size	4.06 Acres
Lot Frontage	204th Street
Traffic Count	20,200 VPD
Parking Spaces	50+

Location Details

Market	Omaha/Council Bluffs
Submarket	Elkhorn
County	Douglas
Cross Streets	204th and Wirt Street

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	755	17,712	99,014
Total Population	2,067	50,903	267,290
Average HH Income	\$86,996	\$120,260	\$96,752

Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
108	Strip Center	\$12.50 SF/yr	NNN	1,278 SF	Negotiable

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Hearth
Academy
3,060 SF

Edward
Jones
1,278 SF

Create
2,685 SF

Regg & Wally's
Tack & Saddlery
2,786 SF

Suite 108
1,278

Sam & Louie's
3,545 SF

Home Town
Ice Cream
540 SF

Rick's Meats
3,900 SF

Lindley - 920 SF

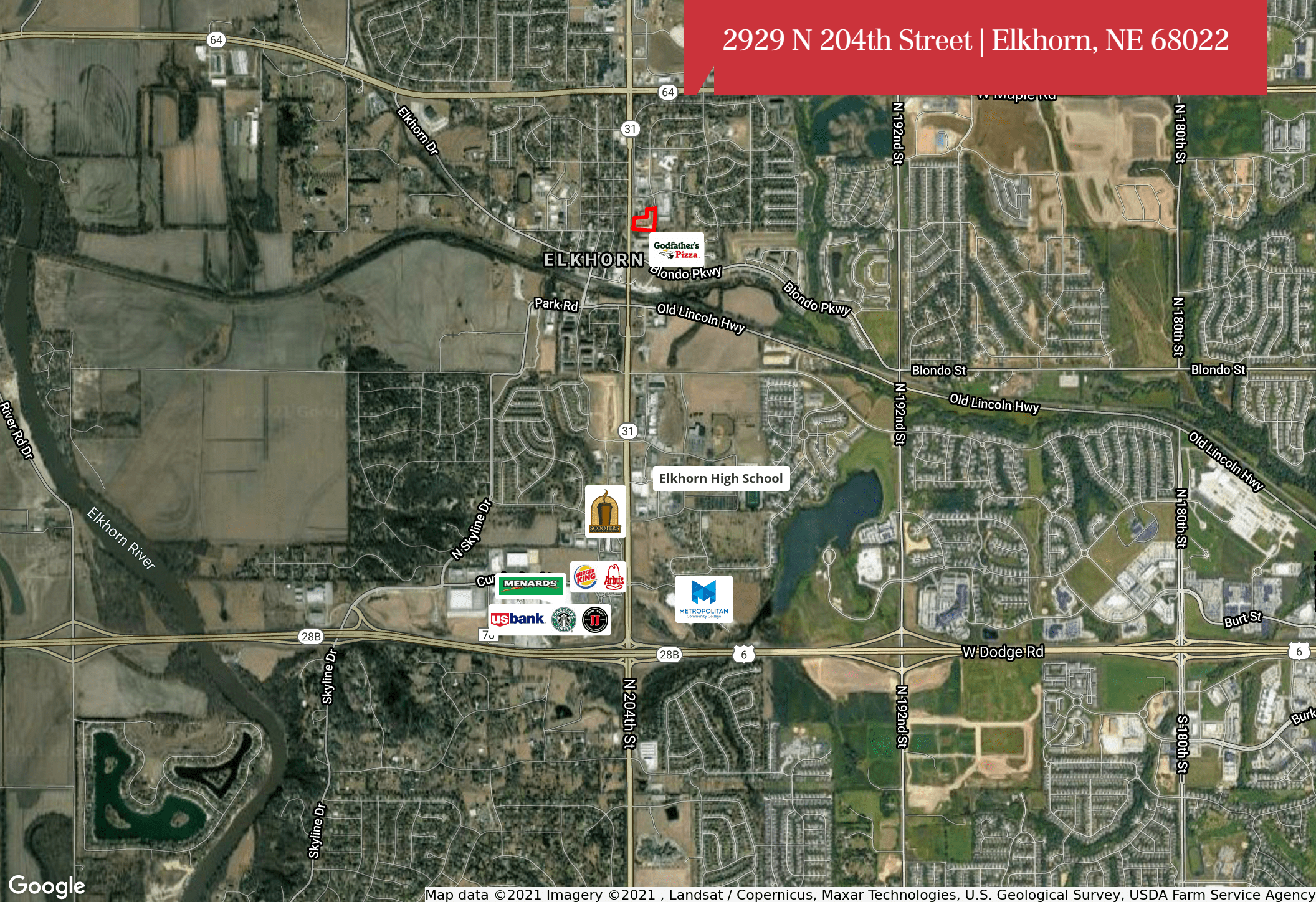
Midwest Movement
1,840 SF

Hair Care
Professionals
920 SF

Patriot
2,270 SF

Godfather's Pizza
2,475 SF

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