



2828 S 82nd Avenue | Omaha, NE 68124

Suites can be purchased!

\$8.75 - \$10.75 PSF (NNN)

Property Features

- Dock & drive doors existing or could be made available
- Centrally located & minutes from I-80
- CC Zoning allows for a wide variety of uses
- Huge parking field
- Additional mezzanine space available throughout
- Suites can be purchased - call listing agent for more details

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

Tracy Earnest
Senior Vice President
402 255 6096
tearnest@npdodge.com

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Building Details

Building Size	52,402 SF
Tenancy	Multiple
Ceiling Height	25'
Year Built	1967
Sprinkler	Yes
Restrooms	Landlord to supply set of ADA restrooms
HVAC	Gas Forced
Roof	Flat
Construction Status	Existing
Estimated NNNs 2020	\$2.50 PSF

Property Details

Lot Size	2.54 Acres
Zoning	CC
Parking Stalls	80+

Location Details

Market	Omaha/Council Bluffs
Submarket	South Central
Cross Streets	84th & W Center Road
County	Douglas
Nearest Interstate	I-80

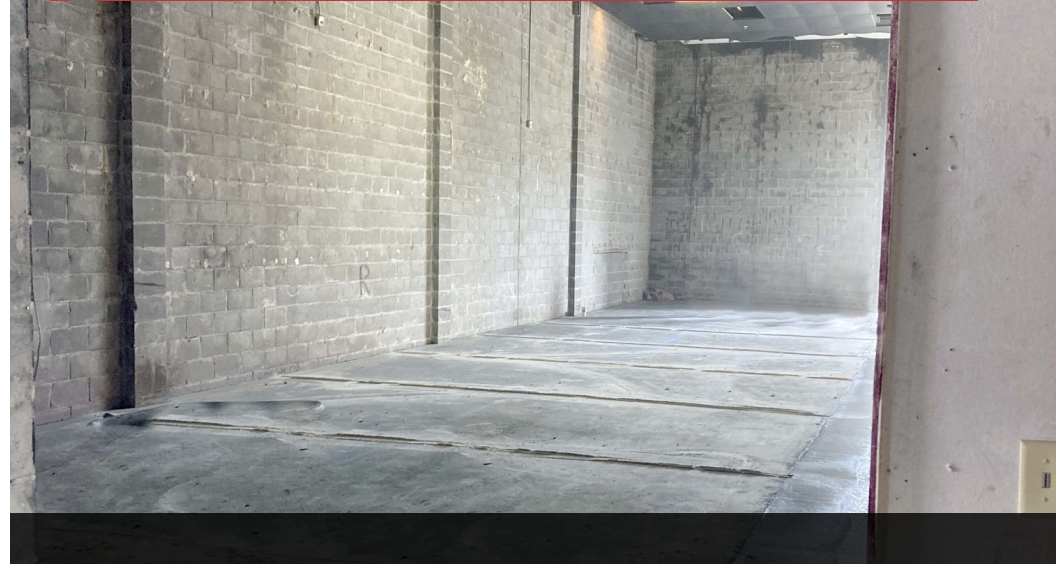
Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,923	35,913	111,903
Total Population	8,963	82,008	261,374
Average HH Income	\$73,168	\$72,800	\$67,210

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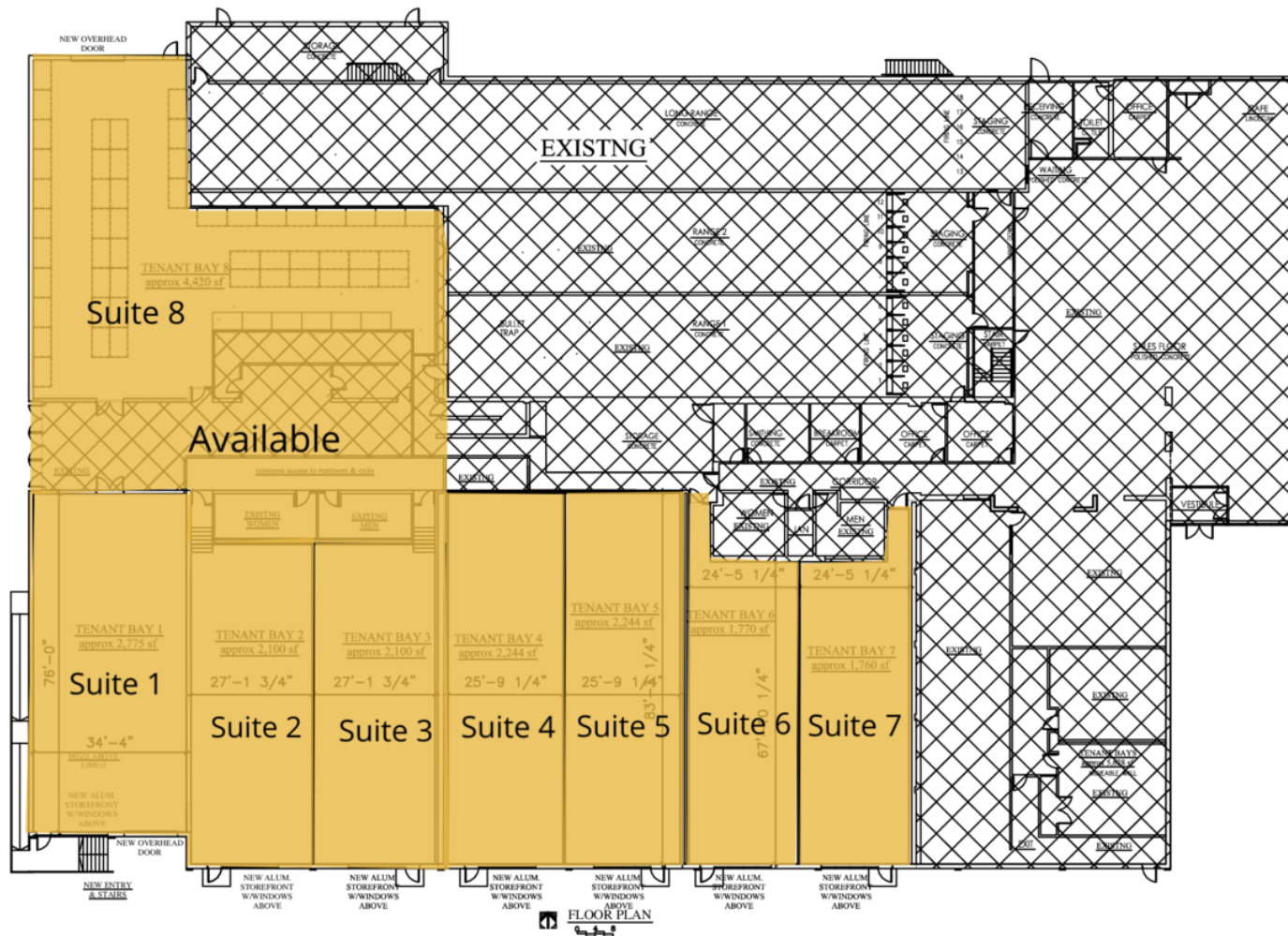
Potential Buildout for New Tenants



Potential Buildout for New Tenants



Existing Theater



LEGEND

Available

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■	Suite 1	Available	2,775 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 2	Available	2,100 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 3	Available	2,100 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 4	Available	2,244 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 5	Available	2,244 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 6	Available	1,770 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 7	Available	1,760 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 8	Available	4,420 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF

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