

ELKHORN, NE 68022

20010 MANDERSON STREET

\$1,895,040

INVESTORS
REALTY INC.

SALE BROCHURE

12500 I STREET | OMAHA, NE 68137 | INVESTORSOMAHA.COM



JP Raynor, JD, CCIM, SIOR
402.778.7538
jpraynor@investorsomaha.com



Tim Kerrigan, CCIM, SIOR
402.778.7530
tkerrigan@investorsomaha.com

CoStar
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THE COUNSELORS
OF REAL ESTATE

ELKHORN, NE 68022

20010 MANDERSON STREET

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,895,040
Year Built:	2005
Building Size:	10,528
Zoning:	G0
Market:	Omaha
Submarket:	Northwest
Traffic Count:	24,950
Price / SF:	\$180.00

PROPERTY OVERVIEW

Rare owner / user opportunity in Elkhorn.

PROPERTY HIGHLIGHTS

- High end interior finishes consisting of a mixture of private offices, conference rooms, and open office environment.
- Located in Indian Creek's high demand mix use development.
- Golf course views.
- Park at your door.
- Multiple entrances and layout provide flexibility for single or multiple tenant opportunities.



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PROPERTY DETAILS

SALE PRICE

\$1,895,040

LOCATION INFORMATION

Street Address	20010 Manderson Street
City, State, Zip	Elkhorn, NE 68022
County/Township	Douglas
Market	Omaha
Submarket	Northwest
Cross Streets	200th & W Maple

BUILDING INFORMATION

Building Size	10,528 SF
Building Class	B
Number Of Floors	1
Year Built	2005
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Zoning	G0
Lot Size	1.51 Acres
Traffic Count	24,950
Traffic Count Street	204th & W Maple Rd (2016)

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	52

UTILITIES & AMENITIES

Power	
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FLOOR PLAN



Elkhorn, NE 68022
10,528 SF



Dr. David A. Clark is a professor of psychology at the University of North Carolina at Chapel Hill. He is also a senior research advisor at the Center for the Study of Social Design. Dr. Clark is a past president of the American Psychological Association and a past president of the American Psychological Society. He is also a past president of the American Psychological Association's Division of Experimental and Social Psychology. Dr. Clark is a past president of the American Psychological Association's Division of Experimental and Social Psychology. He is also a past president of the American Psychological Association's Division of Experimental and Social Psychology.



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NEIGHBORHOOD AERIAL



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RETAILER MAP



JP Raynor, JD, CCIM, SIOR
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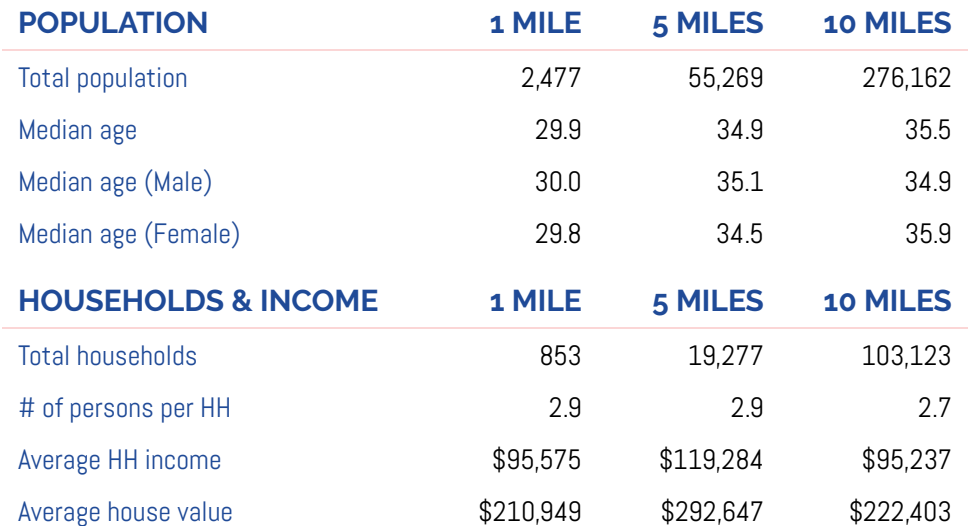


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DEMOGRAPHICS MAP



* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



JP Raynor, JD, CCIM, SIOR
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