

CENTER PROFESSIONAL BUILDING

24,792 SF | NEGOTIABLE

8031 WEST CENTER ROAD, OMAHA, NE 68124



INVESTORS
REALTY INC.

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BUILDING INFORMATION

Building Size	24,792 SF
Ceiling Height	8.5 ft
Minimum Ceiling Height	8.5 ft
Number Of Floors	3
Year Built	1965
Gross Leasable Area	24,792 SF
Construction Status	Existing
HVAC	GFA
Elevators	0

PROPERTY HIGHLIGHTS

PARKING & TRANSPORTATION

Number Of Spaces	121
Parking Type	Surface
Traffic Count	40,900 -

SITE INFORMATION

Cross-Streets	80th & West Center Road
County	Douglas
Zoning	CC
Lot Size	2.03 Acres
Location Description	Conveniently located building with easy access via 84th Street. West Center Road visibility.

OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Available SF	
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,286	81,445	268,071
Average Age	37.8	37.1	35.1
HOUSEHOLDS			
Total Households	4,096	35,514	114,658
People Per HH	2.3	2.3	2.3
Average HH Income	\$69,183	\$72,314	\$65,934
Average HH Value	\$314,055	\$172,855	\$168,197

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
100	707 SF	\$17.00 SF/yr (Full Service)	\$1,001.58

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AVAILABLE SPACES

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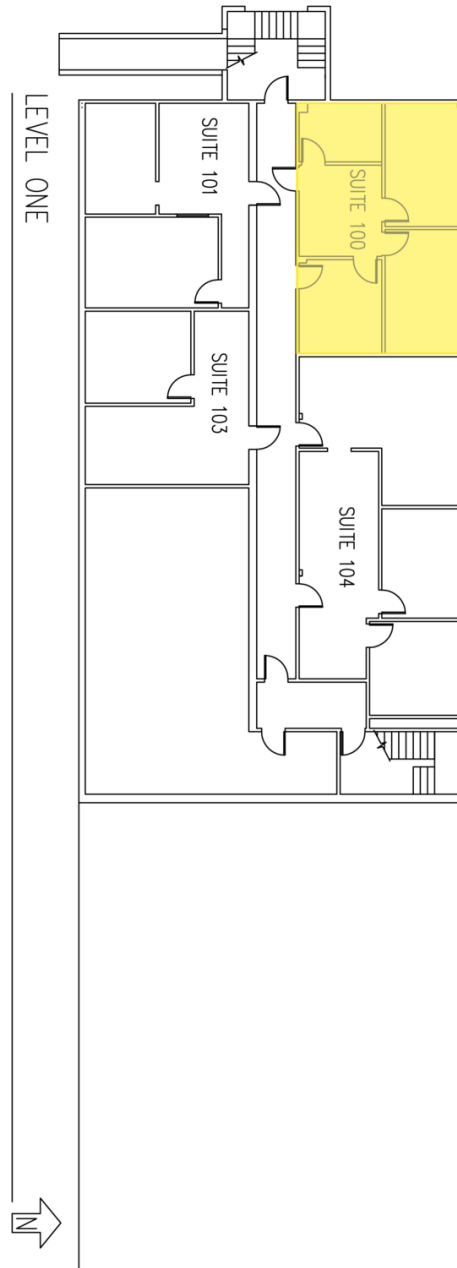
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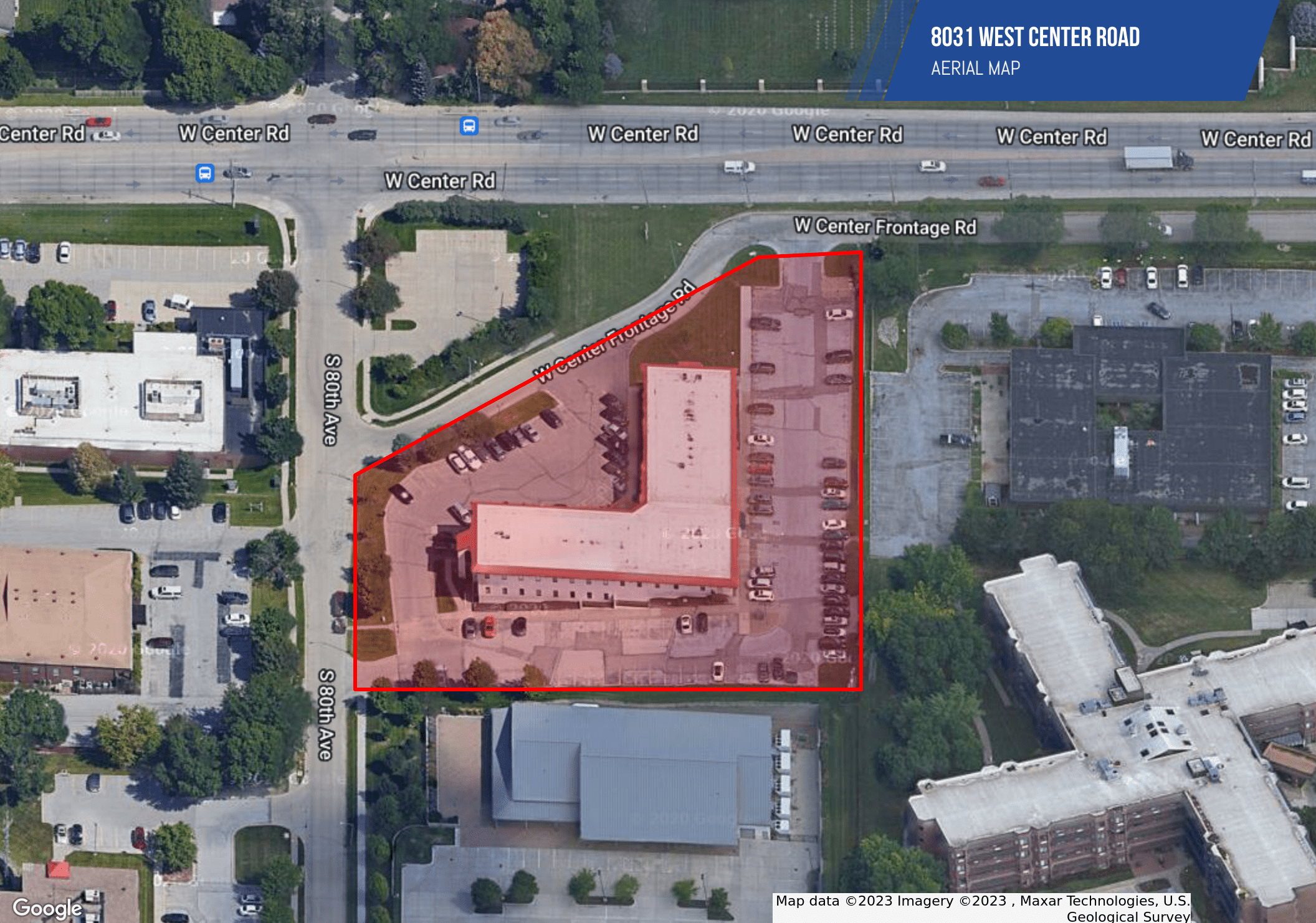
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8031 WEST CENTER ROAD

AERIAL MAP



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Geological Survey

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RETAILER MAP

SITE



Google

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