



2828 S 82nd Avenue | Omaha, NE 68124

\$8.75 - \$10.75 PSF (NNN)

### Property Features

- Dock and drive-in door potential
- Centrally located & minutes from I-80
- CC Zoning allows for a wide variety of uses
- Huge parking field
- Potential for additional mezzanine space
- Building also available for sale, contact agent for details

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## Building Details

Building Size	52,402 SF
Tenancy	Multiple
Ceiling Height	25'
Year Built	1967
Sprinkler	Yes
Restrooms	Set of common area ADA restrooms
HVAC	Gas Forced
Roof	Flat
Construction Status	Existing
Estimated NNNs 2021	\$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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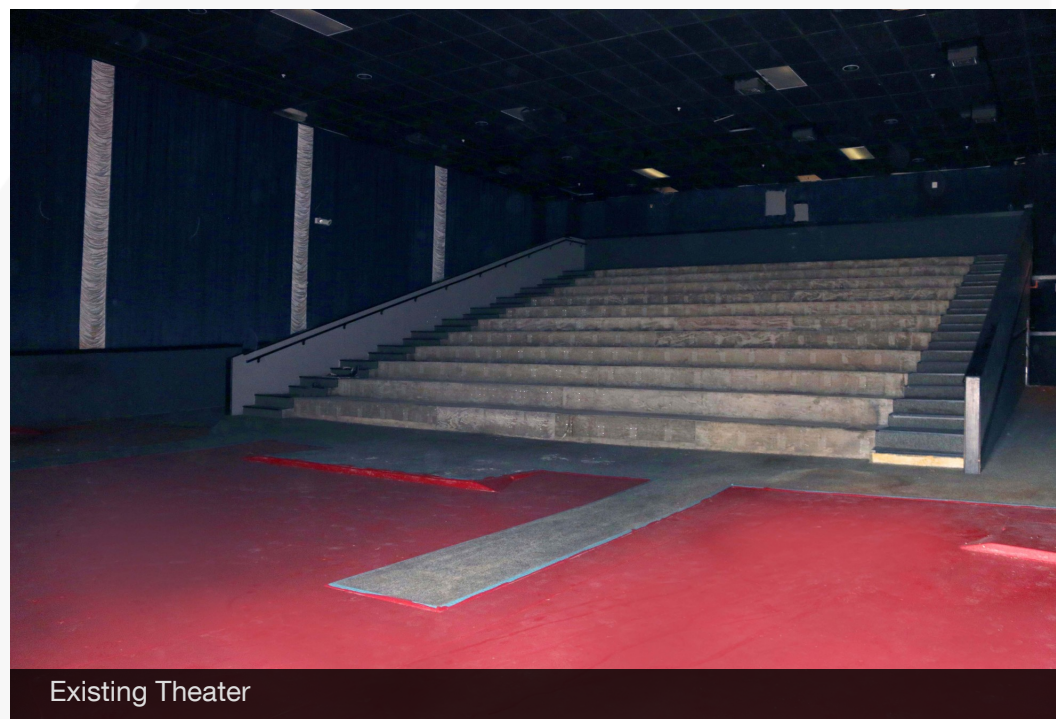
Potential Buildout for New Tenants



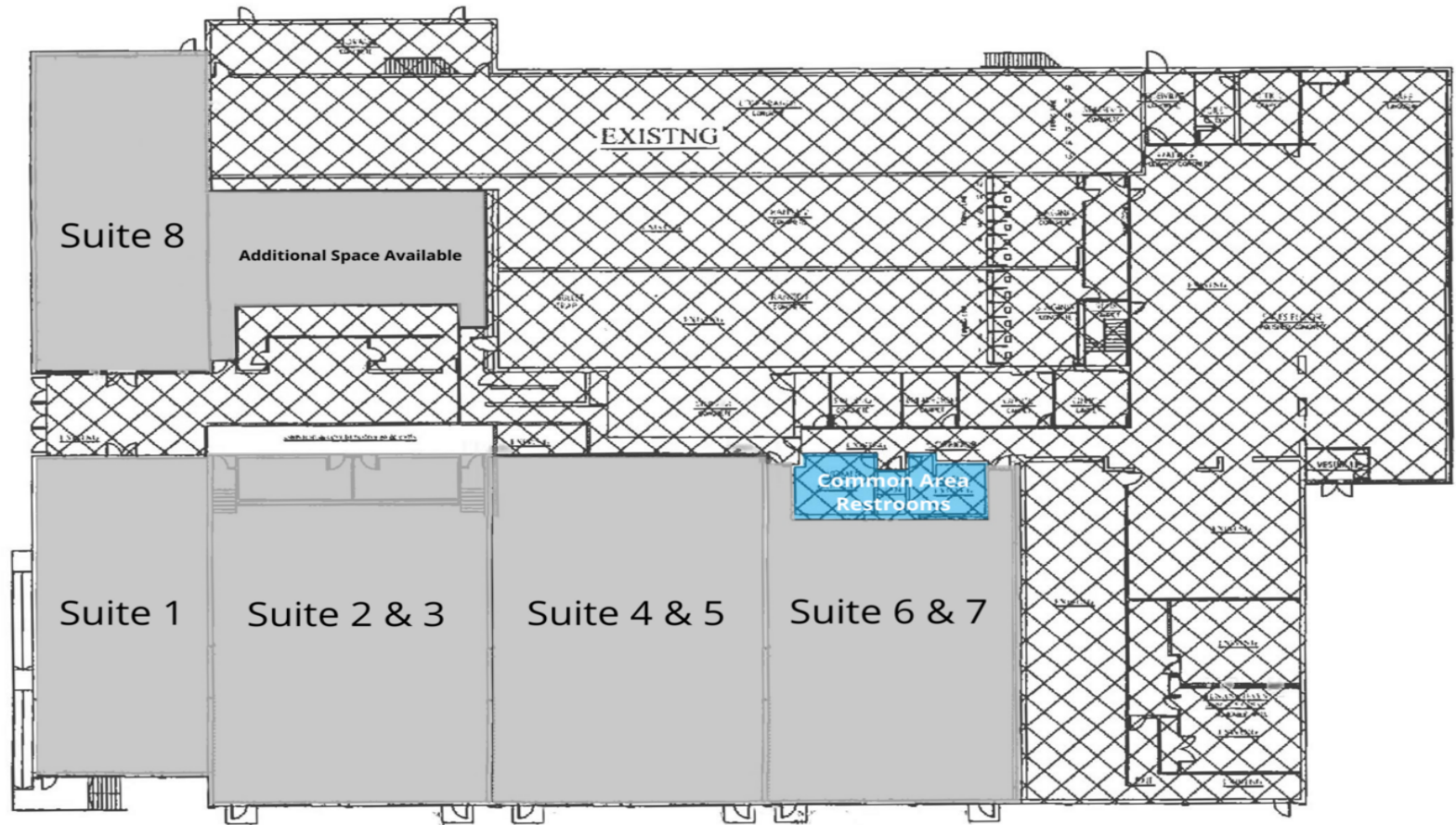
Suite 8



Potential Buildout for New Tenants



Existing Theater



#### LEGEND

■ Unavailable

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#### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 1	-	2,750 - 14,968 SF	NNN	-
■ Suite 2 & 3	-	4,200 - 14,968 SF	NNN	-
■ Suite 4 & 5	-	4,488 - 14,968 SF	NNN	-
■ Suite 6 & 7	-	3,530 - 14,968 SF	NNN	-
■ Suite 8	-	2,750 - 3,950 SF	NNN	-

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## Sec. 55-363 | Permit Uses

The following use types are permitted:

### Office Uses

Financial Services  
General Offices  
Medical Offices

### Commercial Uses

Automotive washing  
Bed & Breakfast Inns  
Building maintenance services  
Business support services  
Business or trade school  
Cocktail lounge  
Communications services  
Consumer convenience services  
Consumer repair services  
Food sales (limited)  
Food sales (general)  
Food sales (convenience)  
Funeral services  
General retail sales  
Hotel/motel  
Indoor entertainment  
Liquor sales  
Pawnshop services  
Personal improvement services  
Personal services  
Pet services  
Restaurant (drive-in)  
Restaurant (limited)  
Restaurant (general)  
Service station  
Veterinary services

### Civic Uses

Administrative services  
College and university facilities  
Cultural services  
Day care (limited)  
Day care (general)  
Emergency residential care  
Guidance services  
Hospital services (limited)  
Hospital services (general)  
Local utility services  
Park and recreation services  
Postal facilities  
Recreational clubs  
Religious assembly  
Secondary educational facilities  
Social clubs

(Code 1980, § 55-363; Ord. No. 33545, § 10, 5-2-95; Ord. No. 37095, § 2, 7-26-05)

## Sec. 55-364 | Conditional Uses

The following use types are allowed, subject to approval of a conditional use permit, as by section 55-883:

### Residential Uses

Duplex residential  
Multiple-family residential  
Single-family (attached)  
Single-family (detached)  
Townhouse residential  
Two-family residential  
Small group living (disabled)  
Small group living (nondisabled)

### Civic Uses

Primary educational facilities  
Public assembly  
Safety services

### Commercial Uses

Agricultural sales and service  
Auto repair services  
Indoor sports and recreation  
Laundry services  
Research services

### Parking

Parking structure  
Surface parking

### Industrial Uses

Warehouse & distribution  
(limited)

## Sec. 55-365 | Special Permit Uses

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

### Residential Uses

Large group living

### Civic Uses

Transitional Living

### Commercial Uses

Automotive rentals  
Automotive sales  
Construction sales & service  
Convenience storage  
Exterminating services  
Surplus sales

### Transportation Uses

Transportation terminal

### Industrial Uses

Custom manufacturing

### Miscellaneous Uses

Broadcasting tower  
Wind energy conservation  
system

(Code 1980, § 55-364; Ord. No. 33545, § 11, 5-2-95; Ord. No. 38198, § 19, 7-29-08)

(Code 1980, § 55-365; Ord. No. 38198, § 19, 7-29-08)