

SPORTS PLAZA

4,800 SF | \$11.50 SF/YR (NNN)

4307 SOUTH 120TH STREET, OMAHA, NE 68137



**INVESTORS
REALTY INC.**

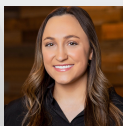
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BUILDING INFORMATION

Building Size	97,060 SF
Min Divisible	4,800 SF
Max Contiguous	4,800 SF
Number Of Floors	1
Year Built	1991

PARKING & TRANSPORTATION

Parking Description	Ample Surface Parking
Parking Type	Surface
Traffic Count	35,198 - 120th & I Street

SITE INFORMATION

Cross-Streets	120th & I Street
County	Douglas
Zoning	GI-FP
Lot Size	11.99 Acres
Location Description	East of Sam's Club, Walmart, Home Depot and "L" Street Market Place, with Target, and many more retailers at 120th and L.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,304	81,431	221,372
Total Households	3,080	35,700	95,233
Average HH Income	\$76,456	\$88,471	\$95,774

OFFERING SUMMARY

LEASE RATE	\$11.50 SF/YR NNN
Est. Op. Exp.	\$3.99 SF/YR
Available SF	4,800 SF
Property Type	Retail

PROPERTY HIGHLIGHTS

- Shopping center enjoys very stable co-tenancy; majority of tenants have been in the center 10+ years
- Direct access to Interstate 80 via I Street or L Street
- Affordable NNN expenses

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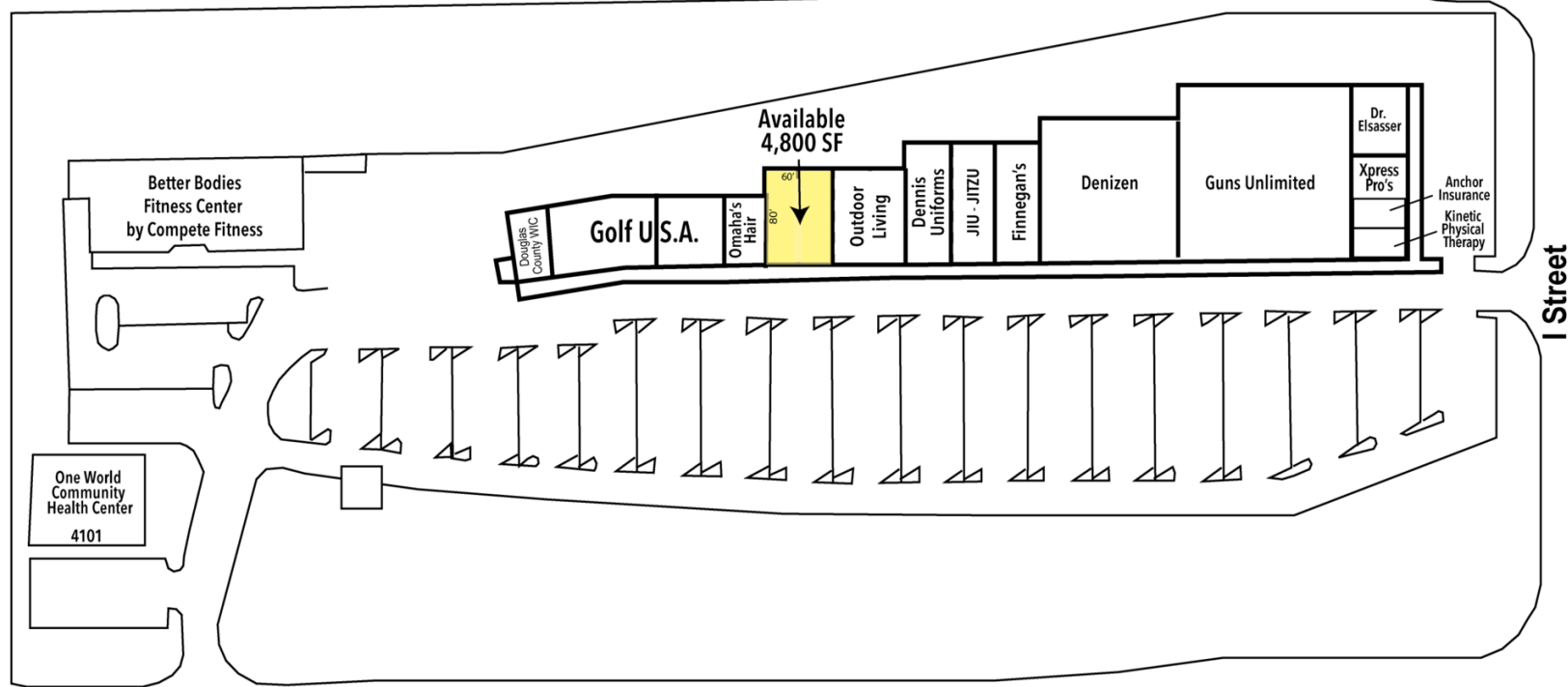
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SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
4223	4,800 SF	\$11.50 (NNN)	\$3.99	\$6,196.00	Space available May 9th

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4307 SOUTH 120TH STREET
RETAILER MAP

SITE



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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