

# MISSION PINES

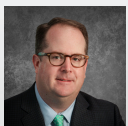
25,372 SF | N/A

6610 S 168TH STREET, OMAHA, NE 68135



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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## MISSION PINES

6610 S 168TH STREET, OMAHA, NE 68135

## BUILDING INFORMATION

Building Size	25,372 SF
Min Divisible	SF
Max Contiguous	SF
Ceiling Height	10 ft
Number Of Floors	1
Year Built	2005

## PARKING &amp; TRANSPORTATION

Parking Type	Surface
Traffic Count	29,950 - 168th & Harrison

## UTILITIES &amp; AMENITIES

Power	Yes
Power Description	200 Amp Panel
Gas / Propane	Yes
Gas Description	GFA
Security Guard	Yes

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
3 & 4 (SUBLEASE)	2,452 SF	\$12.48 SF/yr (NNN)		\$2,550.08

## SITE INFORMATION

County	Douglas
Zoning	Commercial
Number Of Buildings	1
Location Description	168th & Harrison

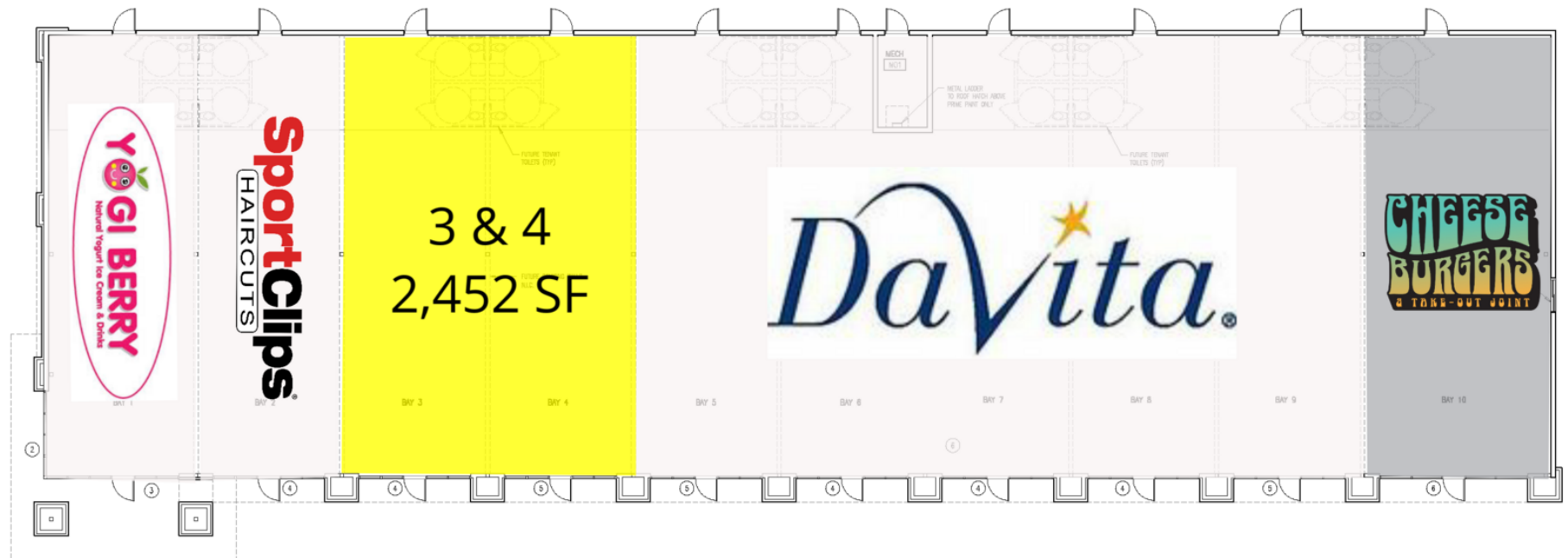
## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

LEASE RATE	N/A
Est. Op. Exp.	SF/YR
Available SF	
Property Type	Retail

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,491	72,689	141,384
Average Age	33	33.7	35.2
<b>HOUSEHOLDS</b>			
Total Households	4,274	25,316	51,162
People Per HH	3.2	2.9	2.8
Average HH Income	\$108,770	\$97,903	\$98,135
Average HH Value	\$249,871	\$212,830	\$226,037





6610 S 168TH STREET

SITE MAP

SITE

3&4

Jensen  
TIRE & AUTO

CHEESE  
BURGERS

DaVita

Sport  
CLINE  
HAIRCUTS

Walmart  
Neighborhood Market

TACO  
BELL

BANK OF THE WEST

marco's  
Pizza

Harrison St

Harrison St

Harrison St

Harrison St

Google

Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S.  
Geological Survey

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**6610 S 168TH STREET**  
RETAILER MAP



**SITE**



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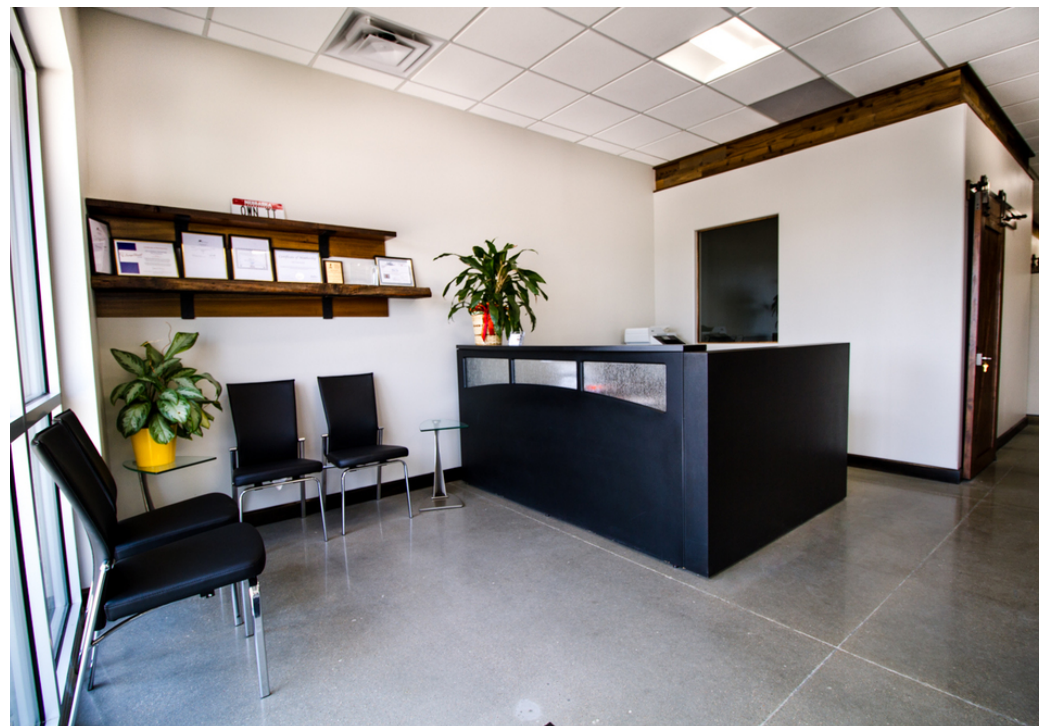
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6610 S 168TH STREET  
INTERIOR SUITE 3&4



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