

# SHOPPES AT GRAYHAWK

227,350 SF | NEGOTIABLE

14513 WEST MAPLE ROAD, OMAHA, NE 68116



**INVESTORS  
REALTY INC.**

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



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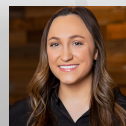
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## BUILDING INFORMATION

Building Size	227,350 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Construction Status	Existing

## PARKING & TRANSPORTATION

Parking Description	Front Door Parking Available
Parking Type	Surface
Traffic Count	56,200 - 144th & W. Maple Rd

## LOCATION DESCRIPTION

West Maple Road corridor, located in a Lowe's and Michaels anchored shopping center, excellent visibility to West Maple Road and strong traffic counts

## SITE INFORMATION

Cross-Streets	145th & West Maple Road
County	Douglas
Zoning	MU
Number Of Buildings	4

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

<b>LEASE RATE</b>	<b>NEGOTIABLE</b>
Est. Op. Exp.	\$9.52 SF/YR
Available SF	
Property Type	Retail

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,766	75,091	166,693
Average Age	36	35.4	35.6
HOUSEHOLDS			
Total Households	5,281	27,848	65,408
People Per HH	2.6	2.7	2.5
Average HH Income	\$93,291	\$104,207	\$90,939
Average HH Value	\$191,792	\$212,289	\$206,271

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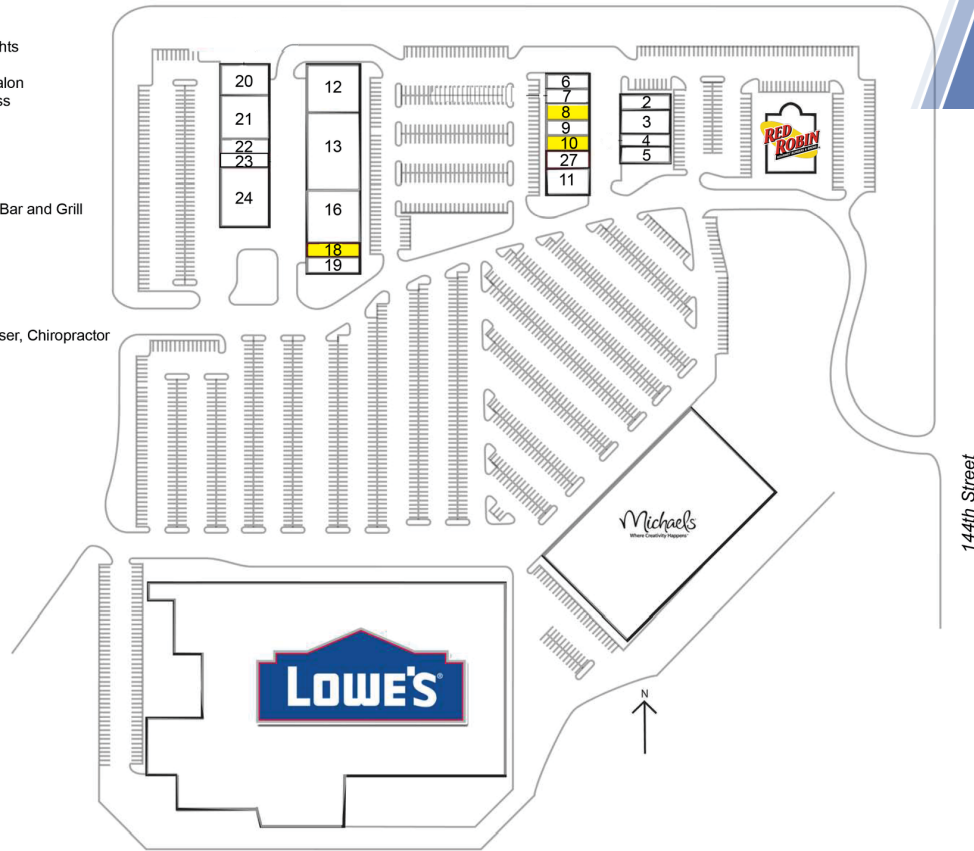
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Unit #	Tenant
2	Massage Heights
3	Deka Lash
4	Chroma the Salon
5	Lettuce Express
6	Jimmy John's
7	Supercuts
8	Available
9	Maple Nails
10	Available
12	Addy's Sports Bar and Grill
13	Dollar Tree
16	Kosama
18	Available
19	TCBY
20	Chipotle
21	The Egg & I
22	Dr. Lance Hauser, Chiropractor
23	Mathnasium
24	China Buffet
25	Lowe's
26	Michaels
11	Rosati's



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
8	1,525 SF	\$20.00 (NNN)	\$9.57	-	
10	1,151 SF	\$20.00 (NNN)	\$9.57	-	Former Med-Spa
18	2,260 SF	\$18.00 (NNN)	\$9.57	-	

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**14513 WEST MAPLE ROAD**

AVAILABLE SPACES

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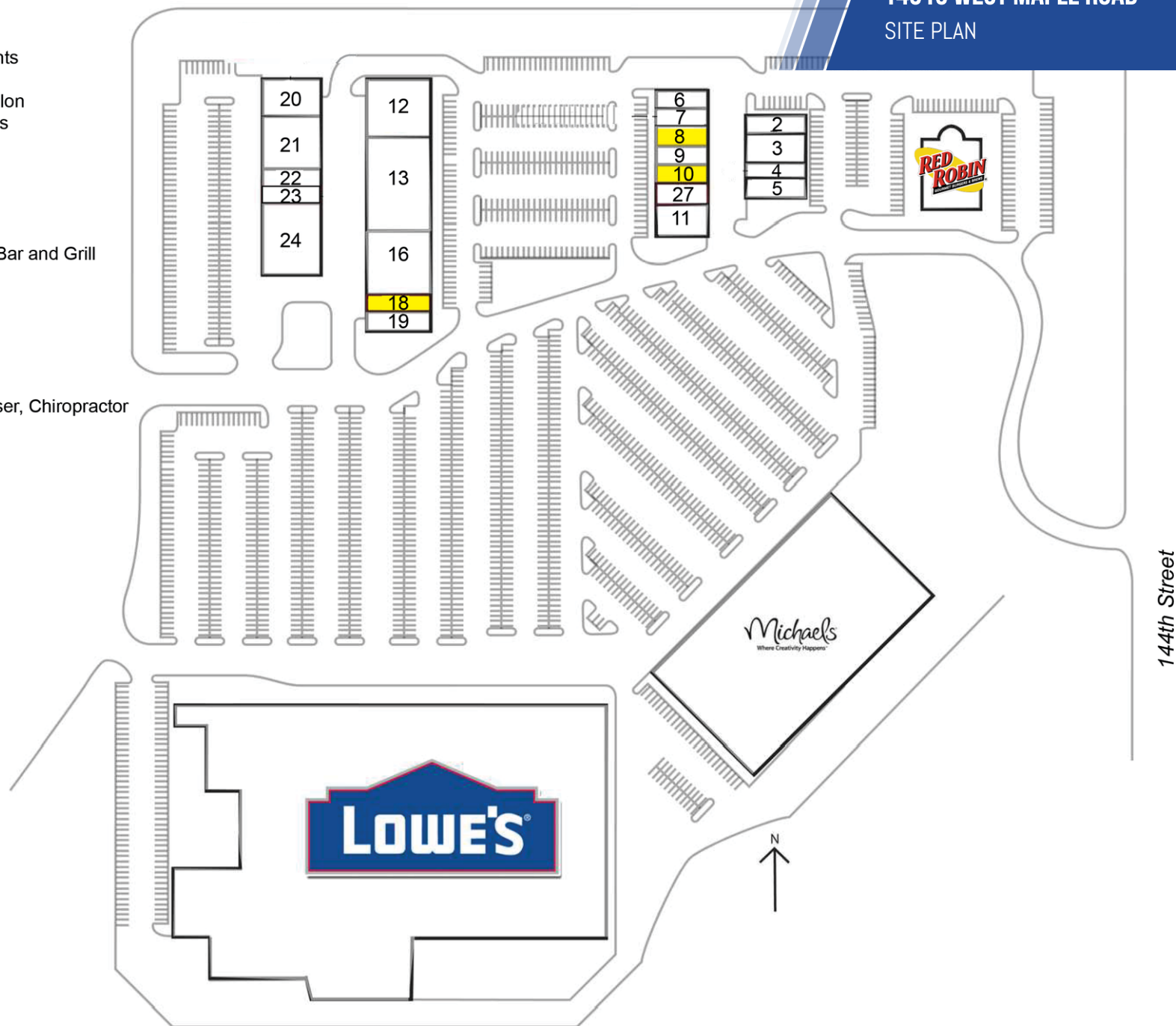
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14513 WEST MAPLE ROAD

CLOSE RETAILER MAP



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

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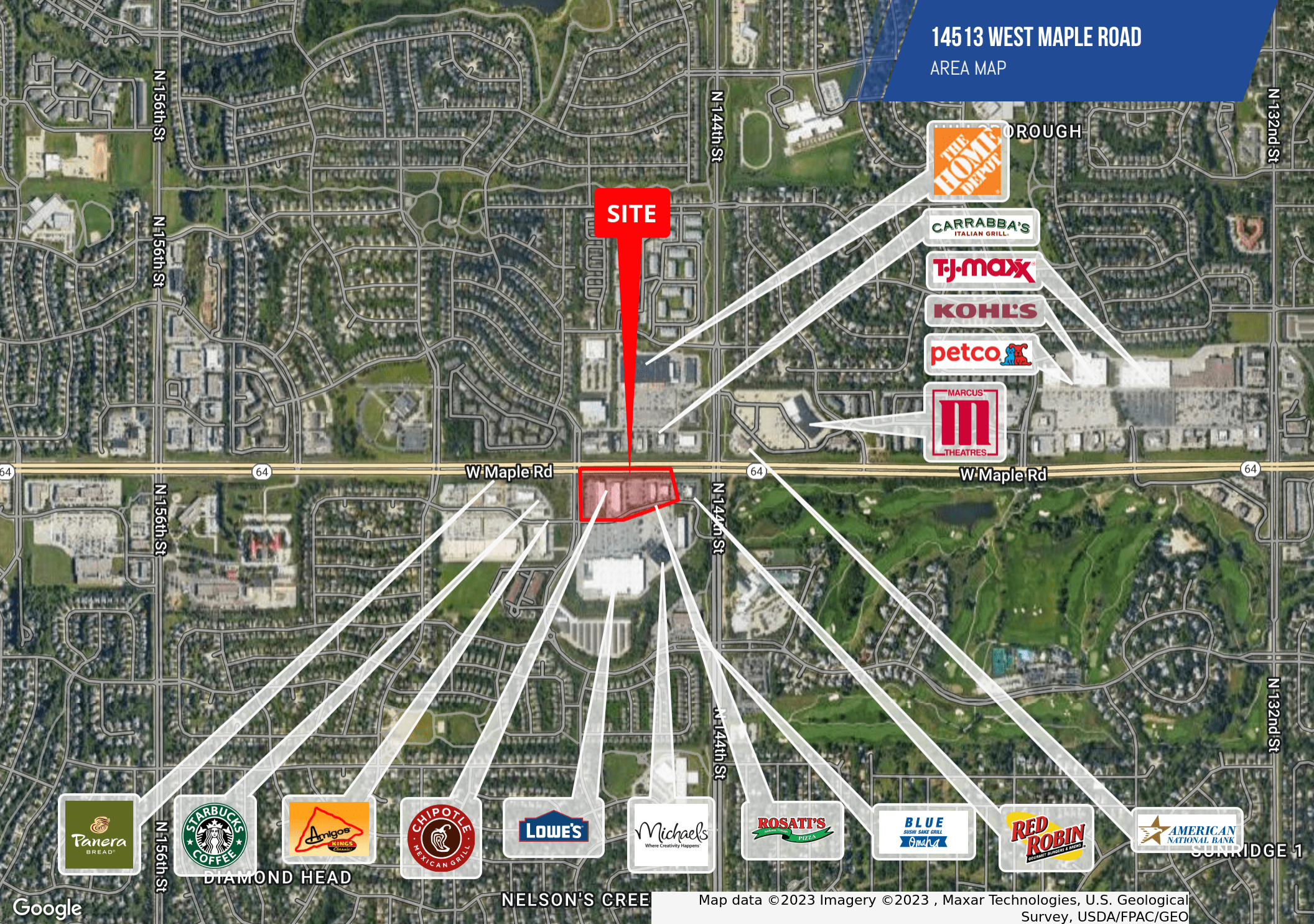
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# 14513 WEST MAPLE ROAD

AREA MAP



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SUITE # 10 PHOTOS



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EXTERIOR PHOTOS #18



Space # 18

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