

# WEST SHORES RETAIL

1,405 - 1,747 SF | \$24.00 SF/YR (NNN)

391 N 243RD STREET, WATERLOO, NE 68069



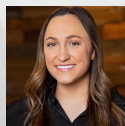
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## 391 N 243RD STREET

### EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Est. Op. Exp.	\$3.11 SF/YR
Available SF:	1,405 - 1,747 SF
Building Size:	44,993 SF
Property Type:	Retail/ Office
Year Built:	2021
Zoning:	CC

### PROPERTY OVERVIEW

Retail suites available in new event center with views overlooking the water

### PROPERTY HIGHLIGHTS

- One of a kind opportunity for high end retail space with lake views in West Omaha
- Serving multiple lake developments including Curtis Acres, Venice Woods, Mallard Landing, Blue Water, Ginger Cove - to name a few
- Development accessible by both land and water
- Join "A View" Wedding Venue boasting 20,000 SF of banquet space with an approximate max occupancy of 800 visitors and new restaurant
- Ideal for medical services, office , and personal services

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## LEGEND



AVAILABLE

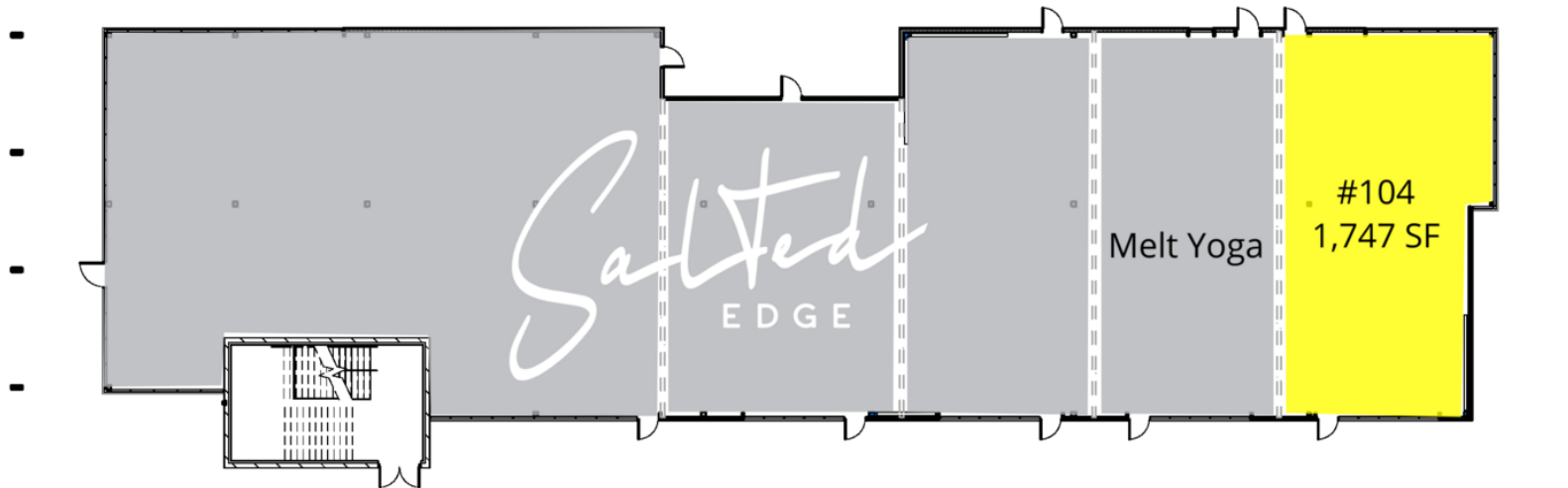


FOR LEASE



UNAVAILABLE

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
104	1,747 SF	\$24.00 SF/yr (NNN)	\$3.11	\$3,946.76
106	1,405 SF	\$24.00 SF/yr (NNN)	\$3.11	\$3,174.13





Ginger Cove

Blue Water

Valley

Mallard Landing

Waterloo

**SITE**

Curtis Acres

**391 N 243RD STREET**  
LOCATION MAP

El Bee's

Farmer Brown's Steak House

Elkhorn High School

**Only 3 miles to Elkhorn/West Omaha**

Buck's Bar and Grill

Elkhorn South High School

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ADDITIONAL PHOTOS



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## DEMOGRAPHIC SUMMARY

West Shores

Drive time of 5 minutes

### KEY FACTS

4,542

Population



1,615

Households

41.2

Median Age

\$85,461

Median Disposable Income

### EDUCATION

2%

No High School Diploma



18%

High School Graduate



32%

Some College



47%

Bachelor's/Grad/Prof Degree

### INCOME



\$111,134

Median Household Income



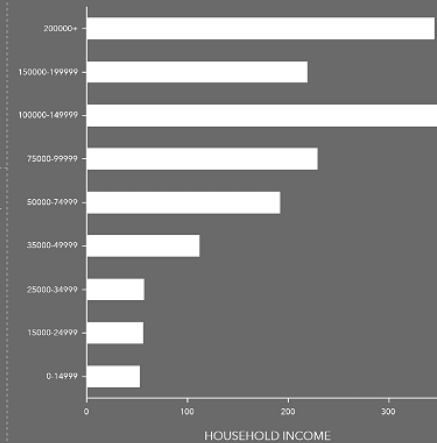
\$54,724

Per Capita Income

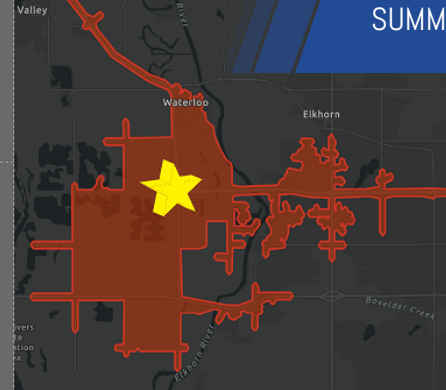


\$405,308

Median Net Worth



HOUSEHOLD INCOME



391 N 243RD STREET

SUMMARY 5 & 10 MIN. DRIVE TIME

### EMPLOYMENT



White Collar

76%



Blue Collar

15%



Services

9%

7.0%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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## DEMOGRAPHIC SUMMARY

West Shores

Drive time of 10 minutes

### KEY FACTS

66,920

Population



24,138

Households

36.9

Median Age

\$84,871

Median Disposable Income

### EDUCATION

2%

No High School Diploma



12%

High School Graduate



27%

Some College



59%

Bachelor's/Grad/Prof Degree

### INCOME



\$110,099

Median Household Income



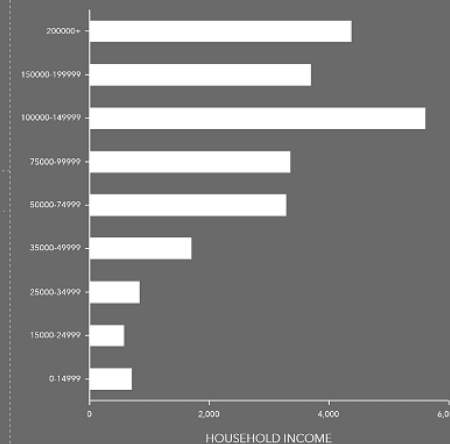
\$50,647

Per Capita Income

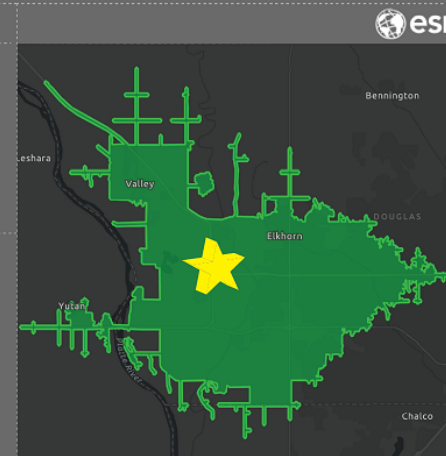


\$356,459

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

81%



Blue Collar

10%



Services

9%

7.2%

Unemployment Rate

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