

WHISPERING RIDGE

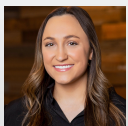
1,489 - 9,876 SF | \$22.00 SF/YR (NNN)

17205 EVANS STREET, OMAHA, NE 68116



INVESTORS
REALTY INC.

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OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/YR NNN
Est. Op. Exp.	\$6.50 SF/YR
Available SF:	1,489 - 9,876 SF
Building Size:	27,210 SF
Property Type:	Retail
Year Built:	2020
Zoning:	MU

PROPERTY OVERVIEW

Brand new retail center at 168th & W. Maple Road with 2 pad sites also available for sale or build to suit

PROPERTY HIGHLIGHTS

- Final phase of Whispering Ridge is ready
- Shadow anchored by Super Target, Ross Dress for Less, Hobby Lobby and many more national retailers and service providers
- Flexible space sizes
- Ideal for medical, office and retail uses
- Area contains some of the highest household incomes in Omaha
- Over 1,000,000 customers visiting the area in the last 6 months
- Strong local ownership

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,376	119,279	368,832
Average Age	29.9	35.6	35.6
HOUSEHOLDS			
Total Households	1,467	43,032	143,113
People Per HH	3.0	2.8	2.6
Average HH Income	\$109,830	\$110,424	\$88,948
Average HH Value	\$265,273	\$254,806	\$210,779

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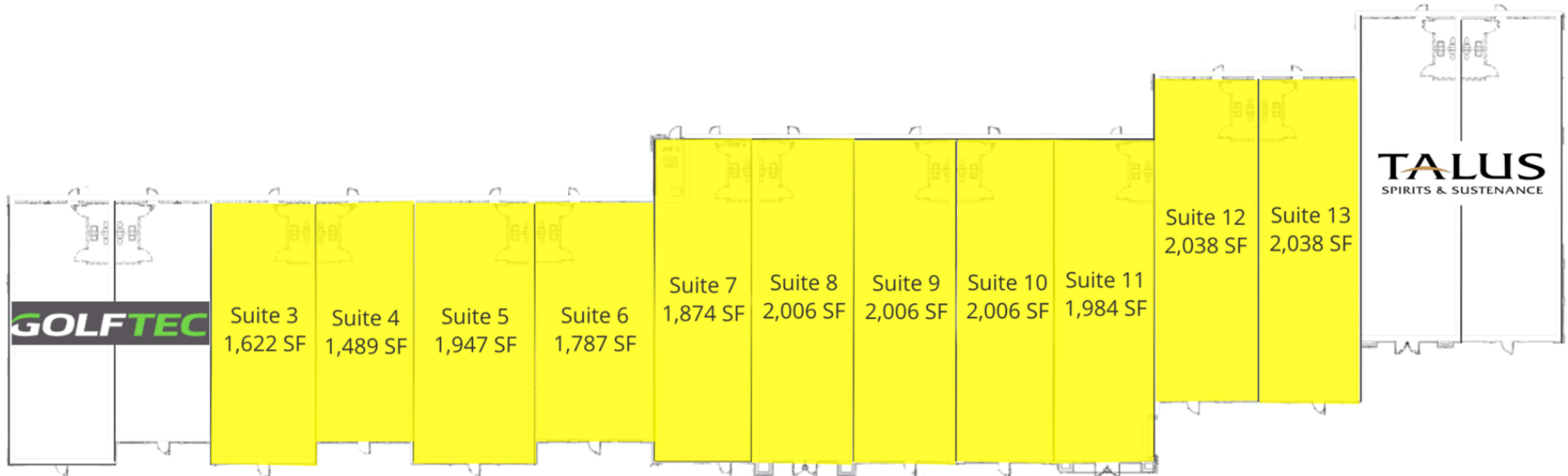
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,489 - 9,876 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	LEASED	1,650 - 9,984 SF	NNN	\$22.00 SF/yr
Suite 2	LEASED	1,489 SF	NNN	\$22.00 SF/yr
Suite 3	Available	1,622 SF	NNN	\$22.00 SF/yr
Suite 4	Available	1,489 SF	NNN	\$22.00 SF/yr
Suite 5	Available	1,947 SF	NNN	\$22.00 SF/yr
Suite 6	Available	1,787 SF	NNN	\$22.00 SF/yr
Suite 7	Available	1,874 - 9,876 SF	NNN	\$22.00 SF/yr
Suite 8	Available	2,006 SF	NNN	\$22.00 SF/yr
Suite 9	Available	2,006 SF	NNN	\$22.00 SF/yr
Suite 10	Available	2,006 SF	NNN	\$22.00 SF/yr
Suite 11	Available	1,984 SF	NNN	\$22.00 SF/yr
Suite 12	Available	2,038 SF	NNN	\$22.00 SF/yr
Suite 13	Available	2,038 SF	NNN	\$22.00 SF/yr

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17205 EVANS STREET
SITE AERIAL



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17205 EVANS STREET
CLOSE VIEW AERIAL



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17205 EVANS STREET
EXTENDED AERIAL VIEW

Walmart

ROSS
DRESS FOR LESS



PETSMART
Happiness in store.

Jimmy's
egg

RUNZA

Tuffy
Tire & Auto
Service



Advance
Auto Parts

Evans St

N 171st St



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17205 EVANS STREET
RETAILER MAP



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ADDITIONAL PHOTOS



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