

# THE GROVE VILLAGE

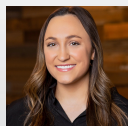
1,500 - 4,500 SF | \$23.00 SF/YR (NNN)

930 S 191ST ST, ELKHORN, NE 68022



**INVESTORS  
REALTY INC.**

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



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## 930 S 191ST ST

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/YR NNN
Est. Op. Exp.	\$6.50 SF/YR
Available SF:	1,500 - 4,500 SF
Building Size:	17,121 SF
Property Type:	Retail
Year Built:	2019
Zoning:	MU

#### PROPERTY OVERVIEW

Brand new retail center in Southwest Omaha

#### PROPERTY HIGHLIGHTS

- End cap space overlooking manicured outdoor courtyard
- New retail building
- Suites 10, 11 & 12 Available for Restaurant User
- Excellent visibility to both S. 192nd and Pacific Streets
- Just south of the new AVENUE ONE community mixed use development
- 1 mile south of W. Dodge Road
- Perfect for restaurant, chiropractors, dermatologists or any other service users
- One of the best areas for household incomes in the metro
- Established neighborhood surrounding the property

#### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,215	35,805	112,695
Average Age	35.6	35.8	35.3
HOUSEHOLDS			
Total Households	1,449	12,615	38,668
People Per HH	2.9	2.8	2.9
Average HH Income	\$178,635	\$123,854	\$113,443
Average HH Value	\$411,530	\$301,983	\$250,549

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LEGEND



AVAILABLE



LEASED

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
 Suite 10	1,500 SF	\$23.00 SF/yr (NNN)	\$6.50	\$3,687.50	Available for restaurant user
 Suite 11	1,500 SF	\$23.00 SF/yr (NNN)	\$6.50	\$3,687.50	Available for restaurant user
 Suite 12	1,500 SF	\$23.00 SF/yr (NNN)	\$6.50	\$3,687.50	Available for restaurant user

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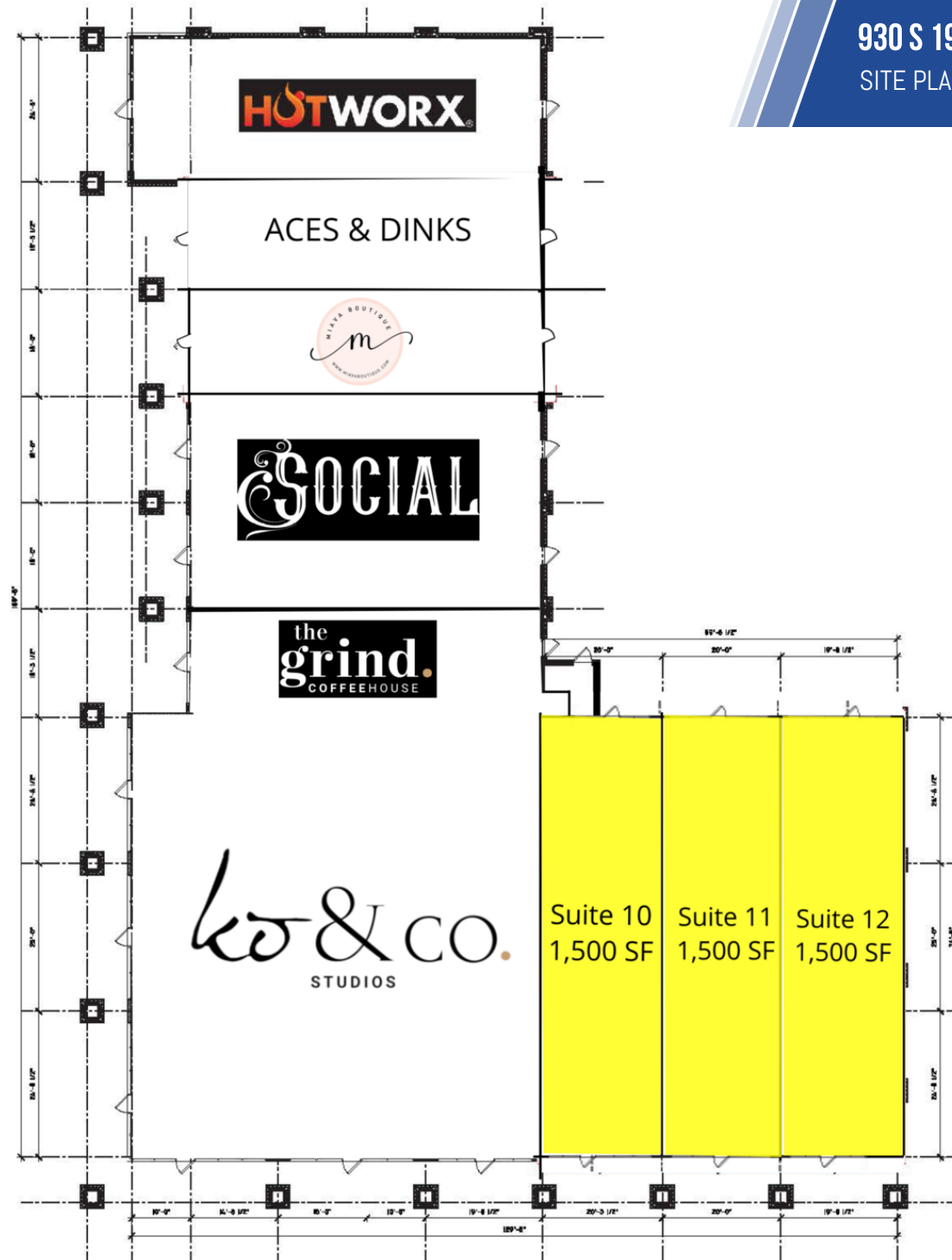
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SITE AERIAL

Pacific Street

192nd Street

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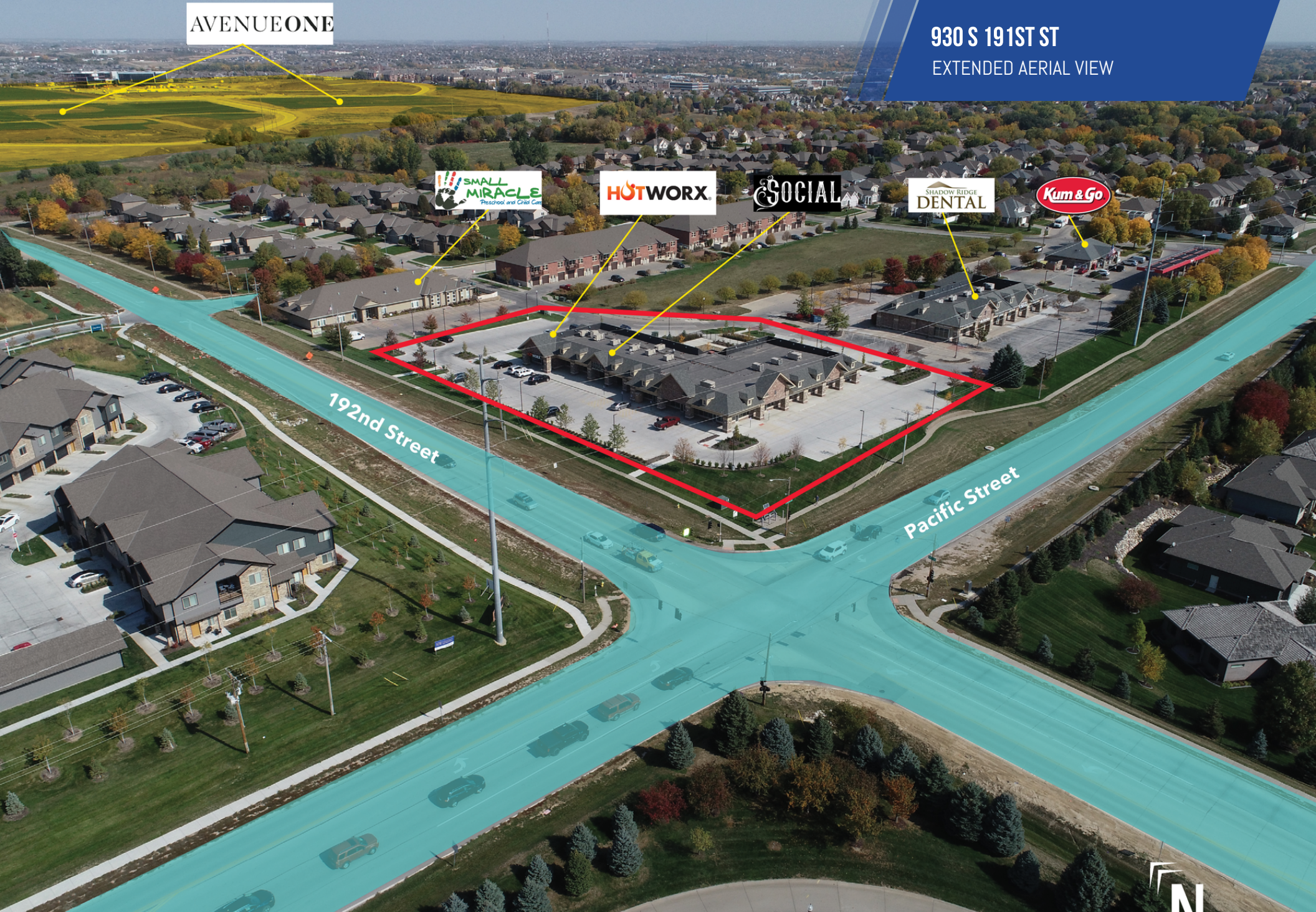
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AVENUE ONE

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EXTENDED AERIAL VIEW



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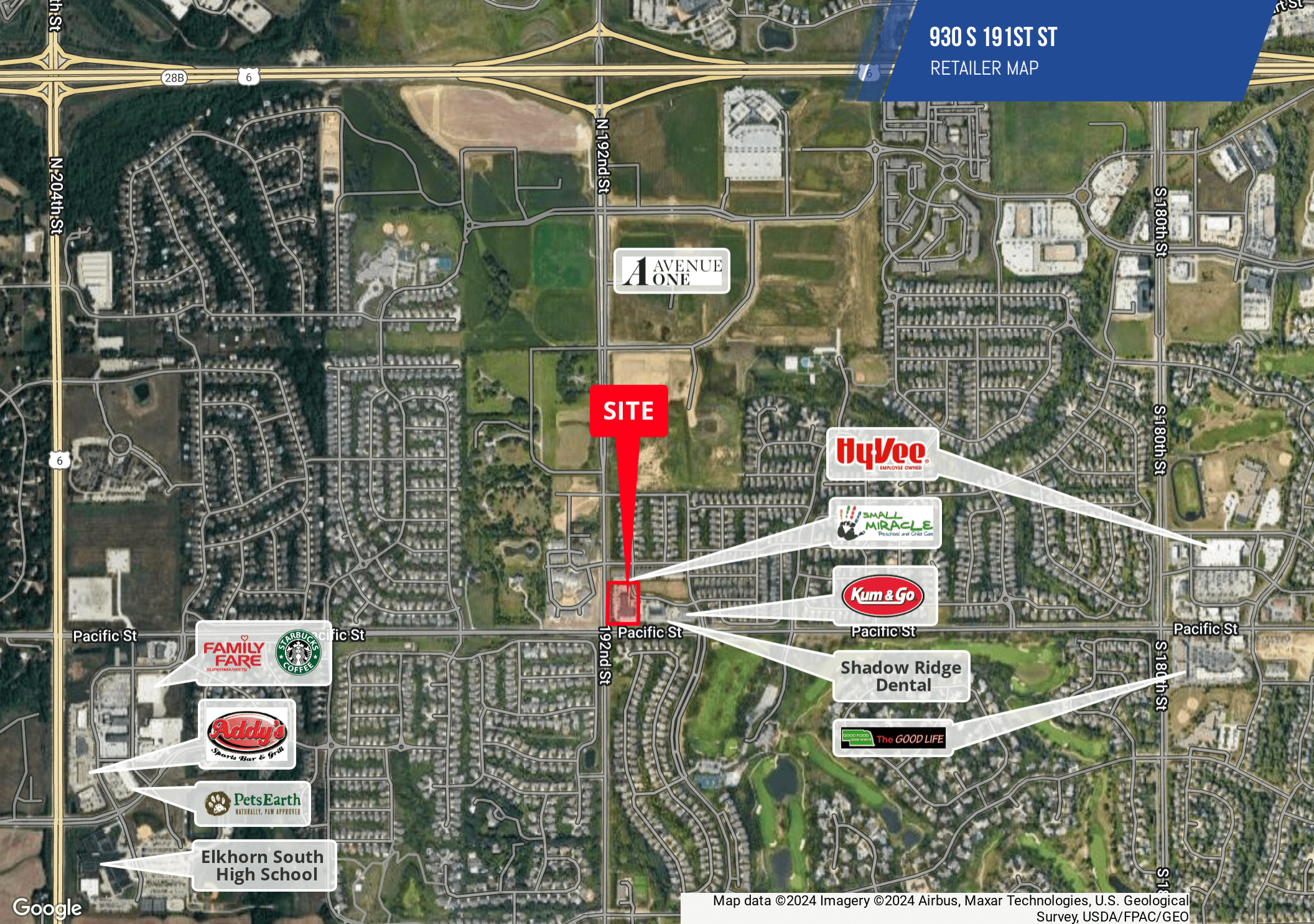
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930 S 191ST ST  
RETAILER MAP

1 AVENUE ONE

SITE

HyVee  
EMPLOYEE OWNED

SMALL MIRACLE  
Preschool and Child Care

Kum & Go

Shadow Ridge  
Dental

Good Food  
The GOOD LIFE

FAMILY FARE  
SUPERMARKETS

STARBUCKS  
COFFEE

Addy's  
Sports Bar & Grill

PetsEarth  
NATURALLY, PAW APPROVED

Elkhorn South  
High School

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

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ADDITIONAL PHOTOS



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