

# PEBBLEWOOD PLAZA

6,500 SF | N/A

225 N 80TH ST, OMAHA, NE 68114



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**BRIAN FARRELL**

402.778.7531

[bfarrell@investorsomaha.com](mailto:bfarrell@investorsomaha.com)



**BRIAN KUEHL**

402.778.7537

[bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)



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## BUILDING INFORMATION

|                     |                    |
|---------------------|--------------------|
| Building Size       | 6,500 SF           |
| Min Divisible       | SF                 |
| Max Contiguous      | SF                 |
| Number Of Floors    | 1                  |
| Year Built          | 2020               |
| Construction Status | Under Construction |
| HVAC                | 5-Ton              |

## PARKING &amp; TRANSPORTATION

|                  |         |
|------------------|---------|
| Number Of Spaces | 33      |
| Parking Type     | Surface |

## SITE INFORMATION

|                      |                      |
|----------------------|----------------------|
| County               | Douglas              |
| Zoning               | CC                   |
| Lot Size             | 0.73 Acres           |
| Location Description | 80th & W. Dodge Road |

## UTILITIES &amp; AMENITIES

|                   |         |
|-------------------|---------|
| Power             | N/A     |
| Power Description | 200 AMP |
| Gas / Propane     | N/A     |
| Security Guard    | N/A     |

## 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  | 9,171     | 92,569    | 277,719   |
| Average Age       | 38.6      | 36.3      | 35        |
| HOUSEHOLDS        |           |           |           |
| Total Households  | 4,217     | 39,997    | 119,202   |
| People Per HH     | 2.2       | 2.3       | 2.3       |
| Average HH Income | \$71,196  | \$70,547  | \$62,882  |
| Average HH Value  | \$143,532 | \$181,119 | \$150,136 |

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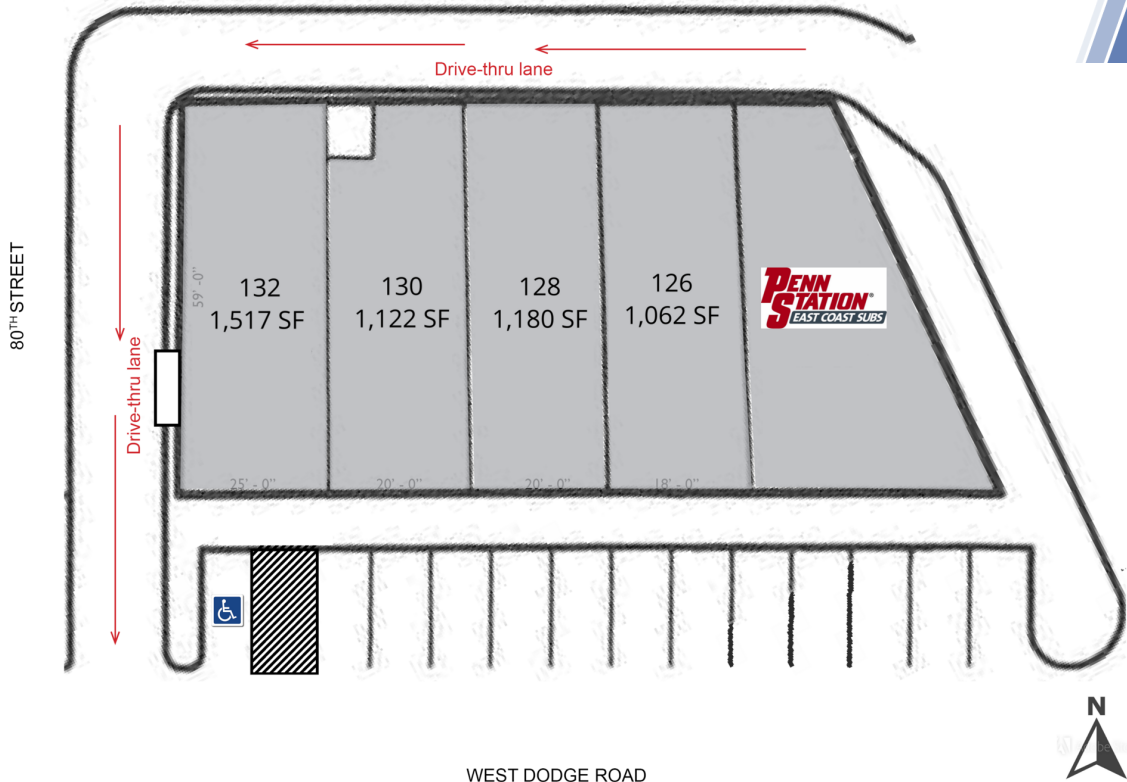
402.778.7531 | bfarrell@investorsomaha.com

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LEGEND

UNAVAILABLE

| SPACE | SIZE | LEASE RATE | EST. OP. EXP. | EST. TOTAL / MO. |
|-------|------|------------|---------------|------------------|
|-------|------|------------|---------------|------------------|





## 225 N 80TH ST SITE PLAN



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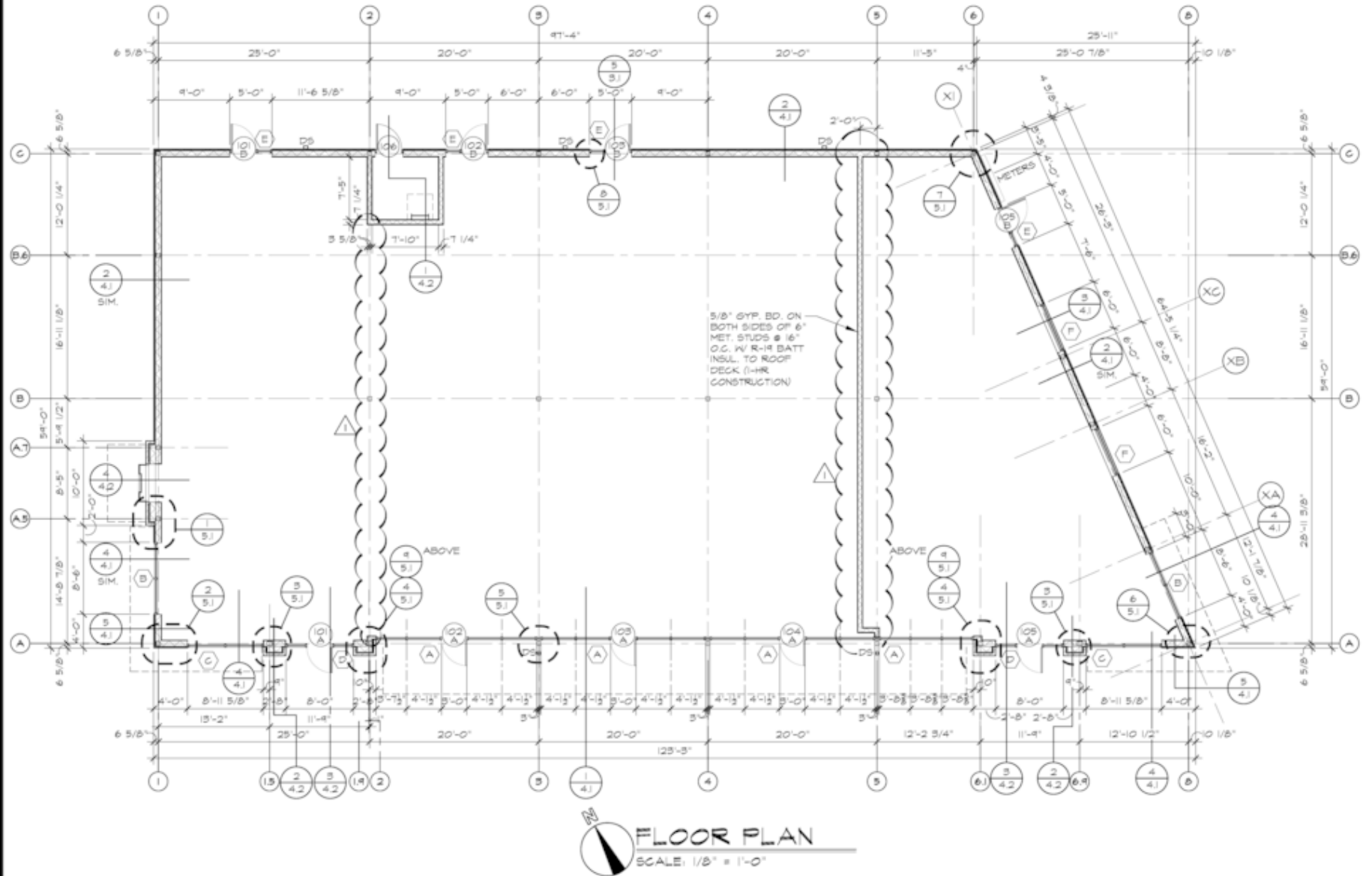
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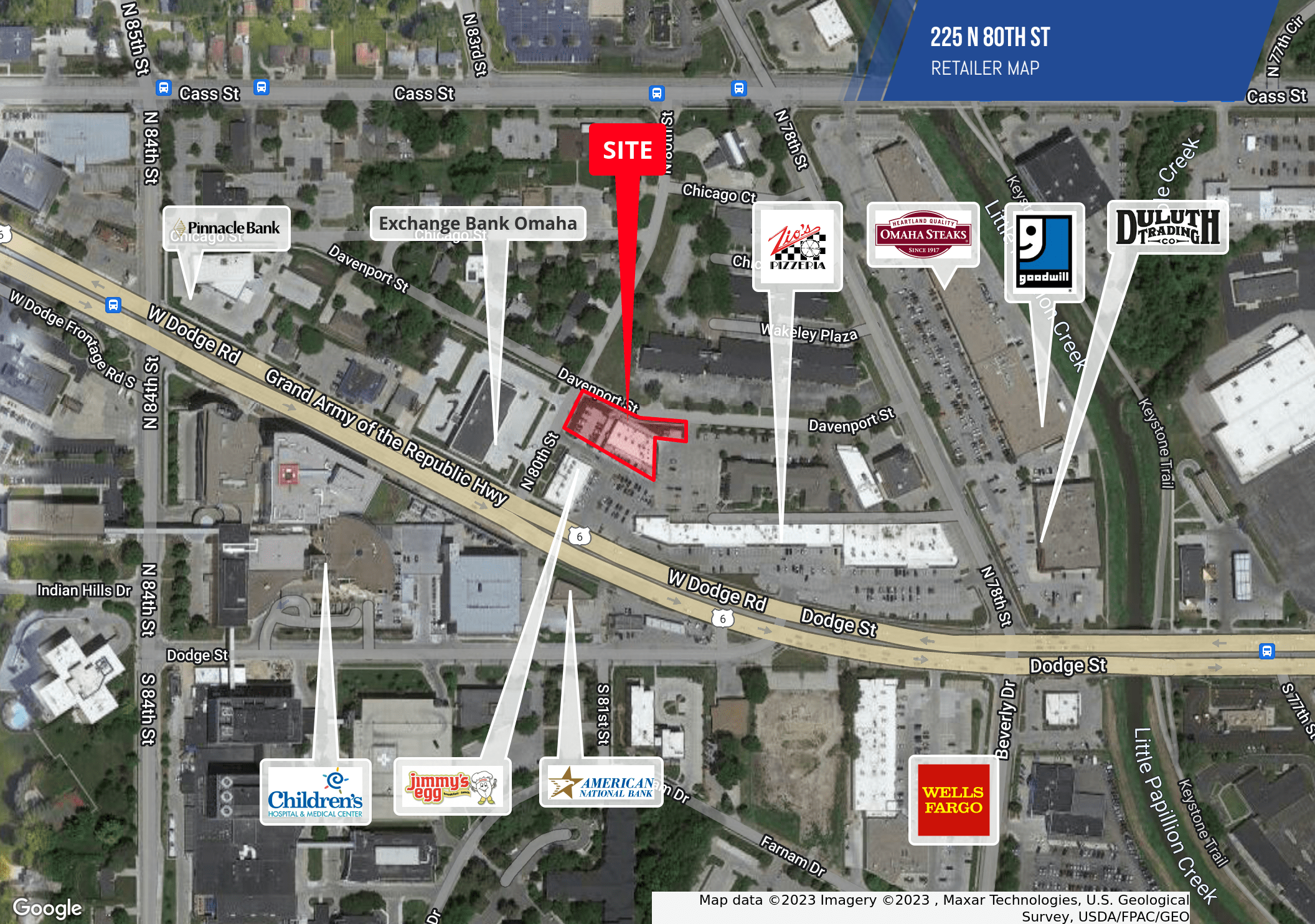




HARDWARE  
SET NO.  
CONT. H.  
1 LOCK  
1 CYLINE  
1 CLOSE  
1 PULL  
1 SET W  
1 THRES  
SET NO.  
1 1/2 PR  
1 LOCK  
1 LOCK  
1 CLOSE  
1 THRES  
1 SET W  
1 SILL  
1 RAIN D



225 N 80TH ST  
RETAILER MAP



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