

AMC OAKVIEW PLAZA

92,114 SF | 17.26 AC SITE | CONTACT AGENT FOR PRICING
3555 S 140TH PLAZA & 13909 A PLAZA | OMAHA, NE



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* INDIVIDUAL MEMBERS

EXECUTIVE SUMMARY

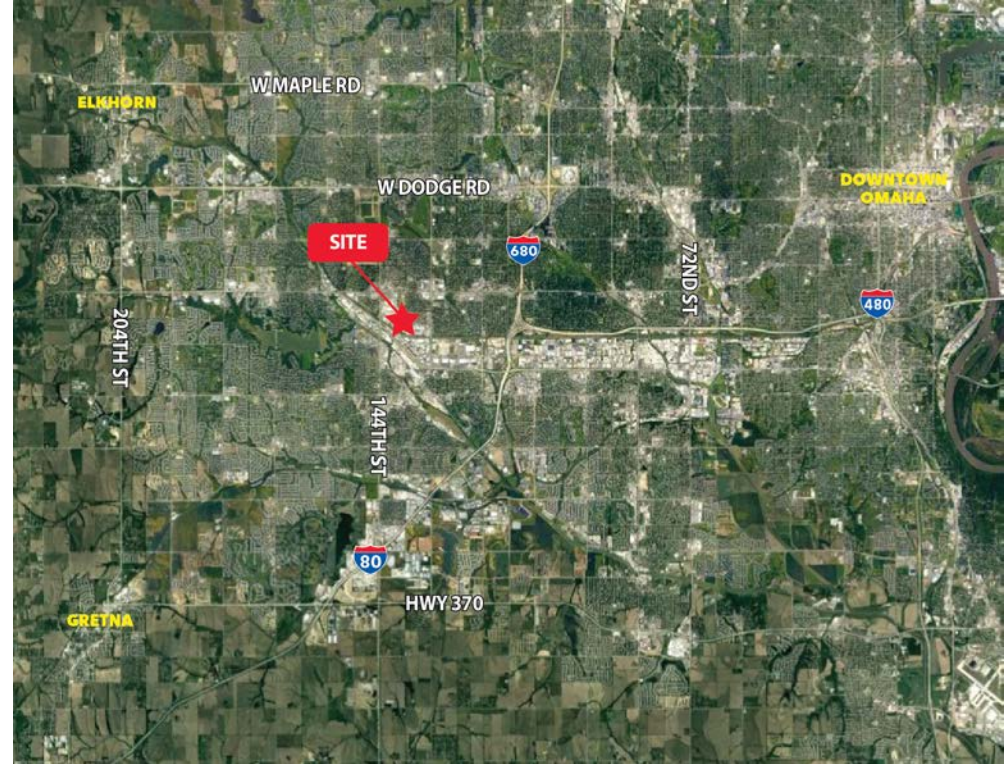
Sales Price	Call Agent for Pricing
Building Size	92,114 SF
Land Size	14.41 AC
	South Parking Lot: 2.85 AC
Property Type	Commercial
Zoning	Mixed Use
Parking	Main Site: 750 Stalls Pad Site: 160 Stalls

PROPERTY OVERVIEW

- » Large site capable for an adaptive reuse of the property
- » AMC recently remodeled the theatre rooms
- » Additional 2.85 acre non-contiguous site for development
- » Site located in important and large school district for Omaha, Millard Public Schools, which will continue to attract new families

LOCATION HIGHLIGHTS

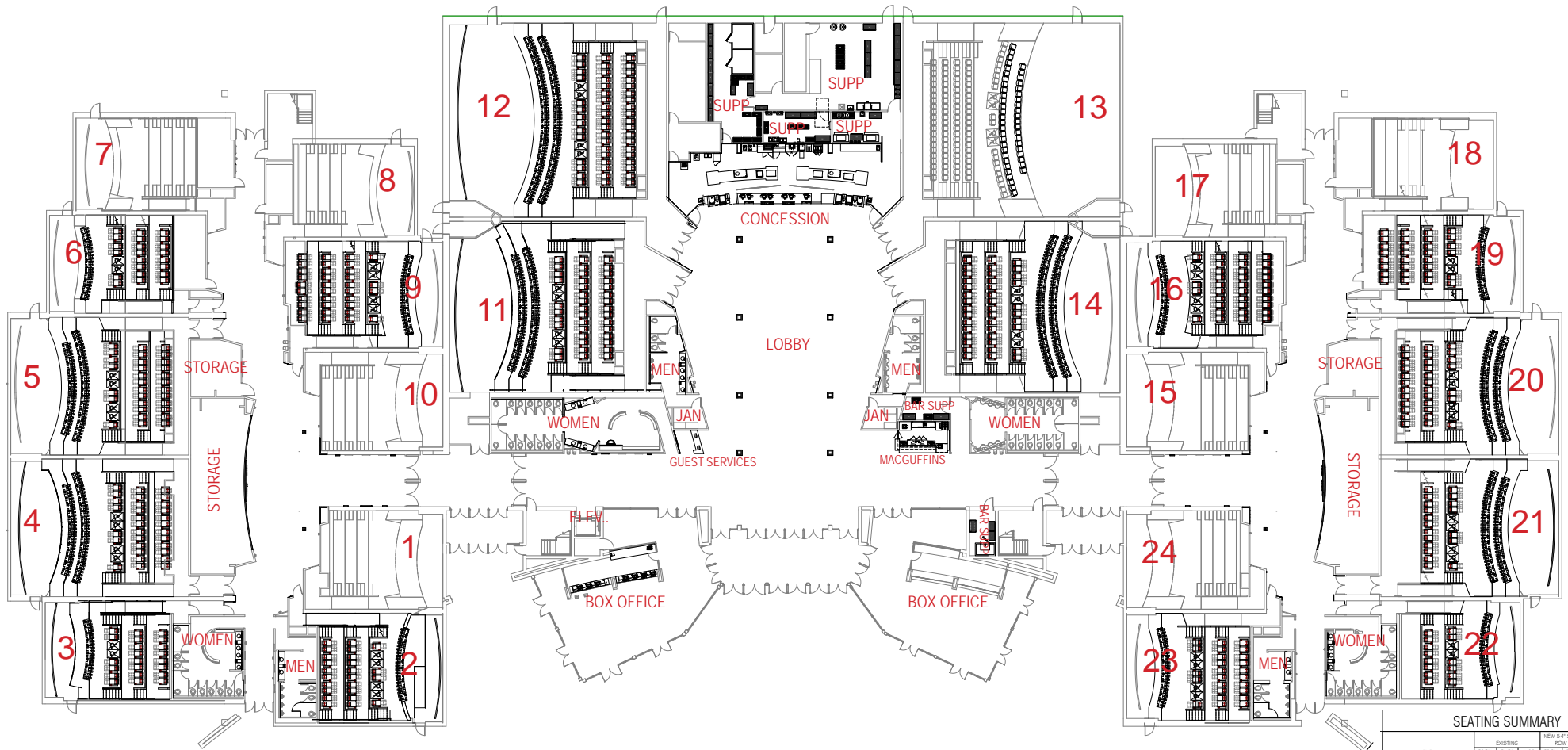
- » Located in the geographic center of Omaha, great for last mile operators
 - » 144th Street is major north/ south arterial in Omaha, also is a state highway
 - » Center Street will continue to be major corridor for retail
- » Strong population demographics will continue to grow and housing stock will be updated
- » Easily recognizable area of Omaha







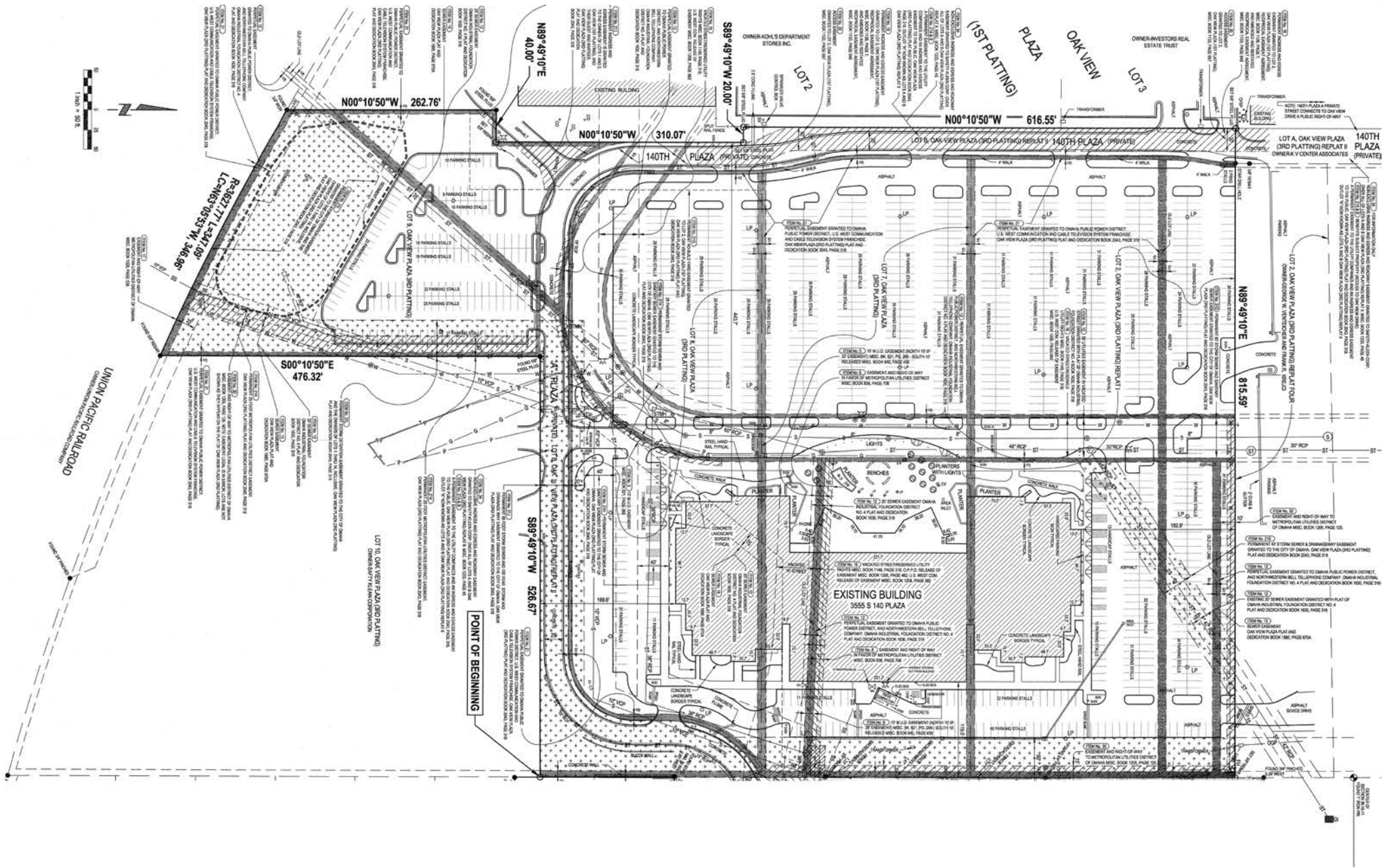




SEATING SUMMARY

AUD.	EXISTING		NEW SEATING W/ 7' ROW SPACING			
	TOTAL	FIXED	WCS	TOTAL	FIXED	WCS
AUDITORIUM #2	144	140	4	60	58	2
AUDITORIUM #3	132	128	4	53	51	2
AUDITORIUM #4	249	244	5	96	92	4
AUDITORIUM #5	249	244	5	96	92	4
AUDITORIUM #6	132	128	4	53	51	2
AUDITORIUM #9	145	141	4	60	58	2
AUDITORIUM #11	423	417	6	179	177	2
AUDITORIUM #12	540	534	6	219	216	3
AUDITORIUM #13	413	407	6	169	166	3
AUDITORIUM #14	423	417	6	179	177	2
AUDITORIUM #15	145	141	4	60	58	2
AUDITORIUM #16	132	128	4	53	51	2
AUDITORIUM #20	249	244	5	96	92	4
AUDITORIUM #21	249	244	5	96	92	4
AUDITORIUM #22	132	128	4	53	51	2
AUDITORIUM #23	144	140	4	60	58	2
AUDITORIUM #24	144	140	4	60	58	2
TOTAL	3901	3828	73	1673	1616	57

NOTE:
THE FOLLOWING AUDITORIUMS WILL BE CLOSED TO THE PUBLIC:
AUDITORIUM #1, 7, 8, 10, 15, 17, 18, 24



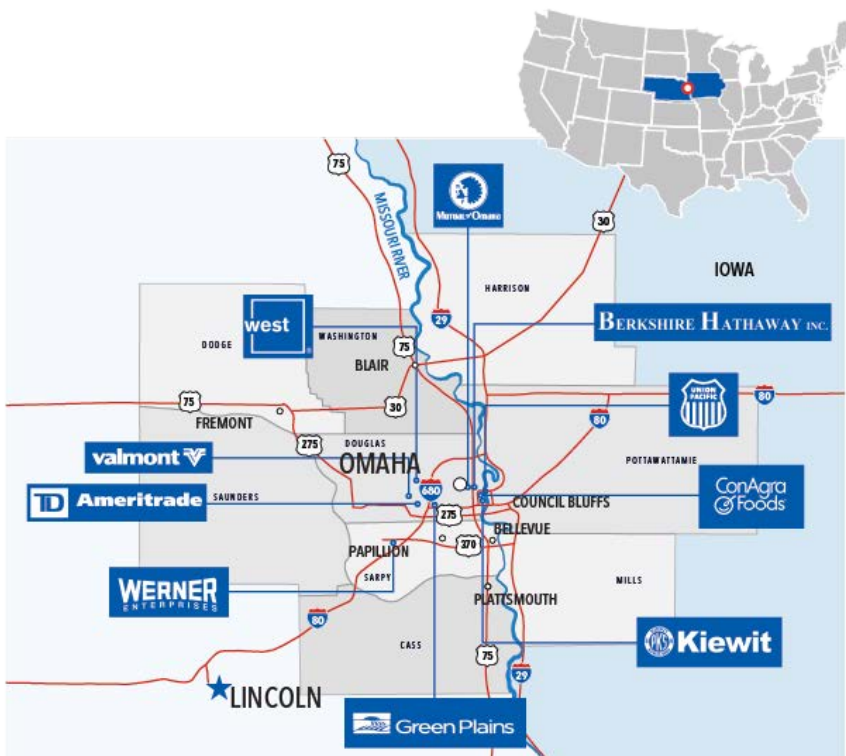


LEGEND

- | | |
|----------------------------------|------------------------------------|
| » 1 Galleria Shopping Center | » 8 Advance Auto |
| » 2 OrthoNebraska | » 9 Beer, Wine Warehouse |
| » 3 West center Oaks | » 10 Elite Cheer |
| » 4 Shoppes at Oak View | » 11 Steamfitters & Plumbers Union |
| » 5 Oak View Mall | » 12 Kohl's |
| » 6 Former Dick's Sporting Goods | » 13 Millard North Middle |
| » 7 Former Baby's R Us | » 14 Barnes & Noble |







With approximately 1.3 million residents within the Omaha|Council Bluffs Metropolitan Statistical Area, the Omaha MSA is best known for its beef, but a major cash cow is also technology. Combined with Omaha's central location, well-educated labor force and communications infrastructure, Omaha's modern economy is diverse and built primarily on skilled-knowledge jobs.

Located on the western banks of the Missouri River, Omaha boasts a steady economy with a low unemployment rate and an affordable cost of living which proves enticing for both companies and families. Between 2010 and 2016, the city expanded by seven percent, growing two percent more than the nation. Over the past 10 years, the MSA has created 31,000 jobs, two times as many as the national average.

It's been named one of the Top 10 Cities to Raise a Family. The Henry Doorly Zoo and Aquarium continues to be ranked one of the best zoos in the world by TripAdvisor. Baseball fans throughout the country converge on the city every June for the College World Series. CHI Health Omaha Convention Center is a full-service convention center and arena with exhibit halls, ballrooms and meeting rooms. The arena is the largest in the state and hosts concerts of all genres, family shows, sports, rodeos and circuses. The center has hosted three Summer Olympics Swim Trials and four NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffet's Berkshire Hathaway; one of the world's largest construction companies, Kiewit Corporation; the nation's largest railroad operation, Union Pacific Corporation; and the multi-line insurance, banking and financial products giant, Mutual of Omaha.

As noted above, the area has been rapidly growing and is the 39th fastest growing metropolitan area in the nation. Neighboring Council Bluffs, Iowa is exploding with new growth and the two cities are working together on many major development and redevelopment projects. Despite its growth, Omaha is known as a 20-minute city. Residents and visitors can travel nearly anywhere in town within a short amount of time, making it a convenient place to live, play and work.

OMAHA OFFERS BUSINESSES:

- » Strategic, central location
- » Hub of the nation's fiber connectivity
- » Pro-business climate; low cost of doing business
- » Business incentives that reward performance
- » Stable and healthy economy
- » Educated, motivated and affordable workforce
- » Savings on real estate costs
- » Lower cost of living
- » Available, reliable utilities

FORTUNE 500 ANCHORS:



FORTUNE 1,000



DEMOGRAPHICS | 3555 S 140TH PLAZA

2020 DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Population	7,401	90,890	233,647
Average HH Income	\$87,693	\$109,689	\$117,559
Total Households	3,240	35,802	94,118

2025 DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Population	7,716	94,844	245,411
Average HH Income	\$97,271	\$125,284	\$135,015
Total Households	3,390	37,516	98,880

3555 S 140TH PLAZA

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