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### RETAIL/INDUSTRIAL FLEX SPACE FOR LEASE



#### LEASE DETAILS

Available	14,968 - 39,946 SF
Lease Rate	\$10 PSF NNN
NNN Expenses	\$3.50 PSF

#### PROPERTY DETAILS

Type	Retail / Industrial Flex
Zoning	CC
Lot Size	3.13 Acres
Ceiling Max	25'
Parking Spaces	157

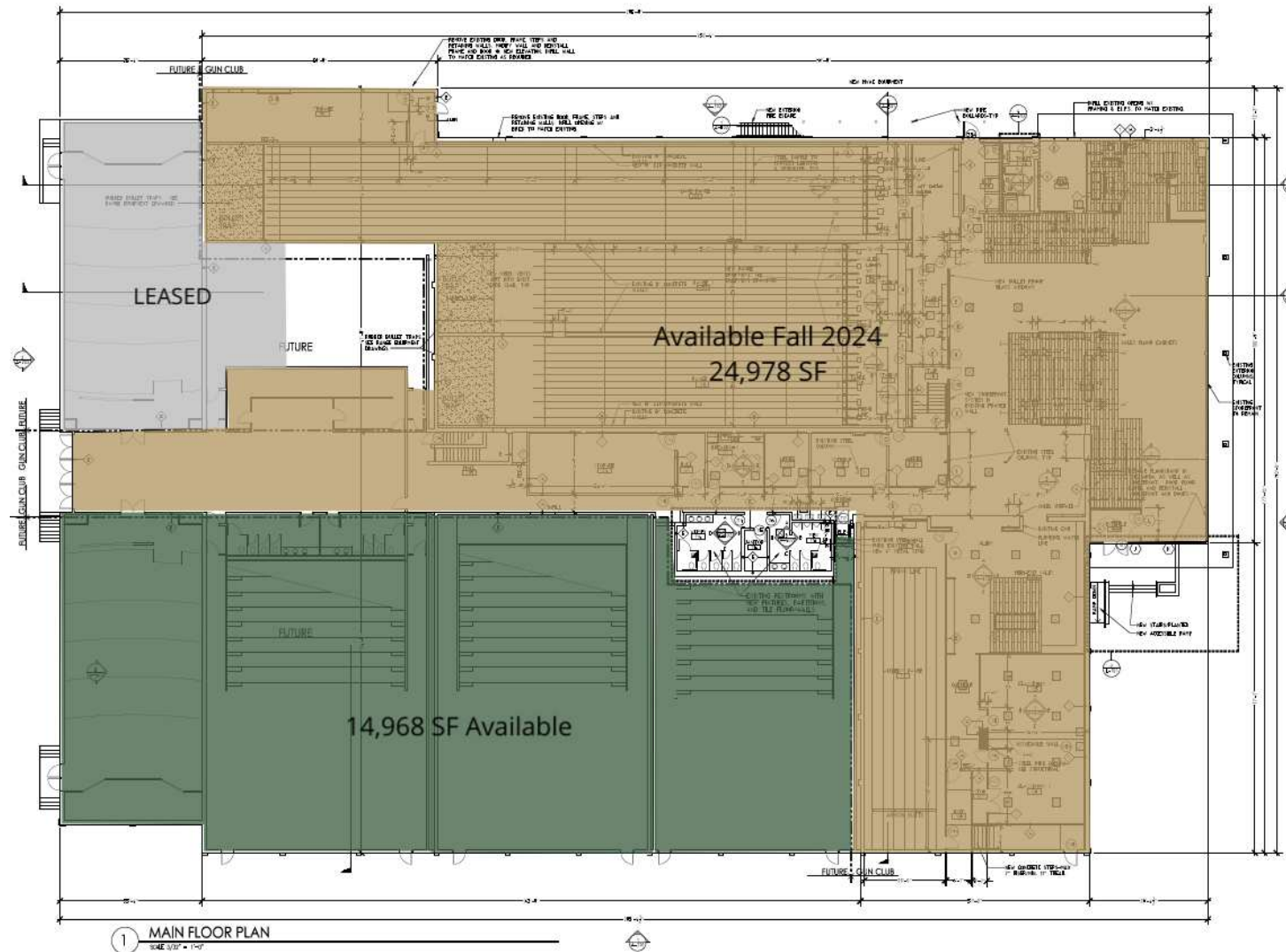
#### LEASE DESCRIPTION

- 14,968 to 39,946 SF available for retail, office, or light industrial flex users. Bays can be built out for a wide range of users, and drive-in doors or storefronts can be added for additional visibility.
- Up to 40,000 SF available for one user to occupy. Bays and gun range can be converted to multiple courts for a sports facility, including volleyball, basketball, or pickleball.
- 24,978 SF of showroom, retail, second-floor private conference/event space, and shooting range available Spring 2024. The range can be converted to wide open space or can be continued as a gun range.
- 14,968 SF available. Sizes range from 71' to 82' in length to 45'-55' wide, with no columns. Tenant delivery: estimated 6 months from deal execution

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### RETAIL/INDUSTRIAL FLEX SPACE FOR LEASE

#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,968 - 39,946 SF	NNN Expenses:	\$3.50 PSF

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2828 S 82nd Ave - Ste 9	Available	24,978 - 39,946 SF	NNN	\$10.00 SF/yr	Available Fall 2024
2828 S 82nd Ave - Ste 8	Nebraska Parkour	2,946 - 3,950 SF	NNN	Negotiable	LEASED
2828 S 82nd Ave - Ste 2	Available	14,968 - 39,946 SF	NNN	\$10.00 SF/yr	Available

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### RETAIL/INDUSTRIAL FLEX SPACE FOR LEASE

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,963	82,008	261,374
Average Age	38.3	37.1	35.4
Average Age (Male)	35.7	35.4	34.2
Average Age (Female)	41.0	38.9	36.7

#### HOUSEHOLDS & INCOME

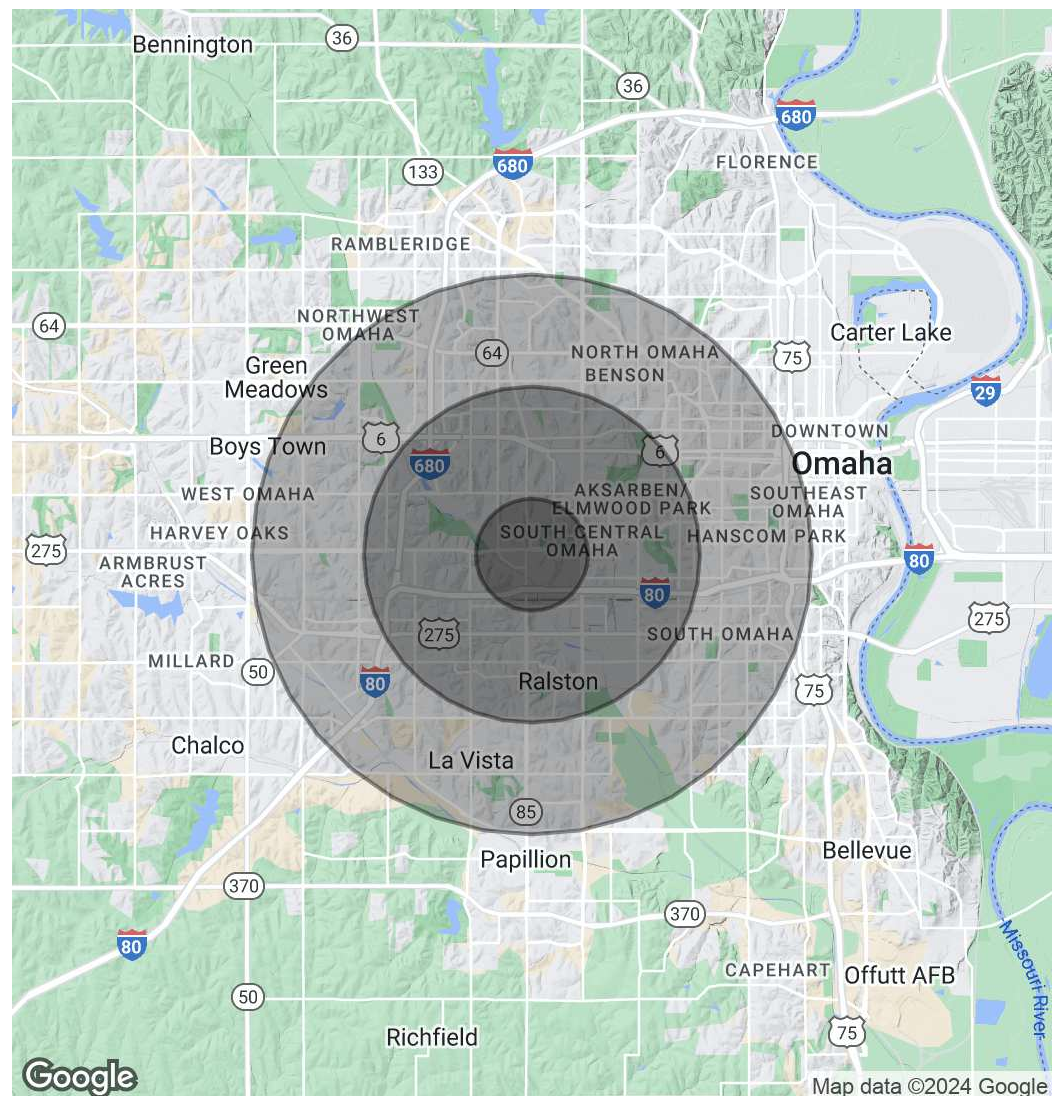
	1 MILE	3 MILES	5 MILES
Total Households	3,923	35,913	111,903
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,168	\$72,800	\$67,210
Average House Value	\$311,350	\$176,895	\$171,597

#### LOCATION DETAILS

Distance to Interstate 80 .6 Mile | 3 Minutes

#### TRAFFIC COUNTS

84th & Center Traffic Count	48,876/Day
84th Street Traffic Count	18,300/Day
W Center Traffic Count	28,500/Day



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