

BAKER PLACE

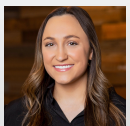
17,070 SF | NEGOTIABLE

5050 AMES AVENUE, OMAHA, NE 68104



**INVESTORS
REALTY INC.**

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5050 AMES AVENUE

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$6.50 SF/YR
Available SF:	
Building Size:	17,070 SF
Property Type:	Retail
Year Built:	1988
Zoning:	CC-MCC

PROPERTY OVERVIEW

Retail strip center with excellent visibility to Ames Ave

PROPERTY HIGHLIGHTS

- Excellent visibility
- Walmart anchored shopping center
- 2nd Generation space available
- Affordable NNN's
- Easy access and generous parking

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,691	117,365	236,892
Average Age	31.1	34.3	34.6
HOUSEHOLDS			
Total Households	7,601	49,971	105,571
People Per HH	2.6	2.3	2.2
Average HH Income	\$47,646	\$59,044	\$64,306
Average HH Value	\$114,462	\$128,002	\$143,711

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LEGEND



UNAVAILABLE



SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
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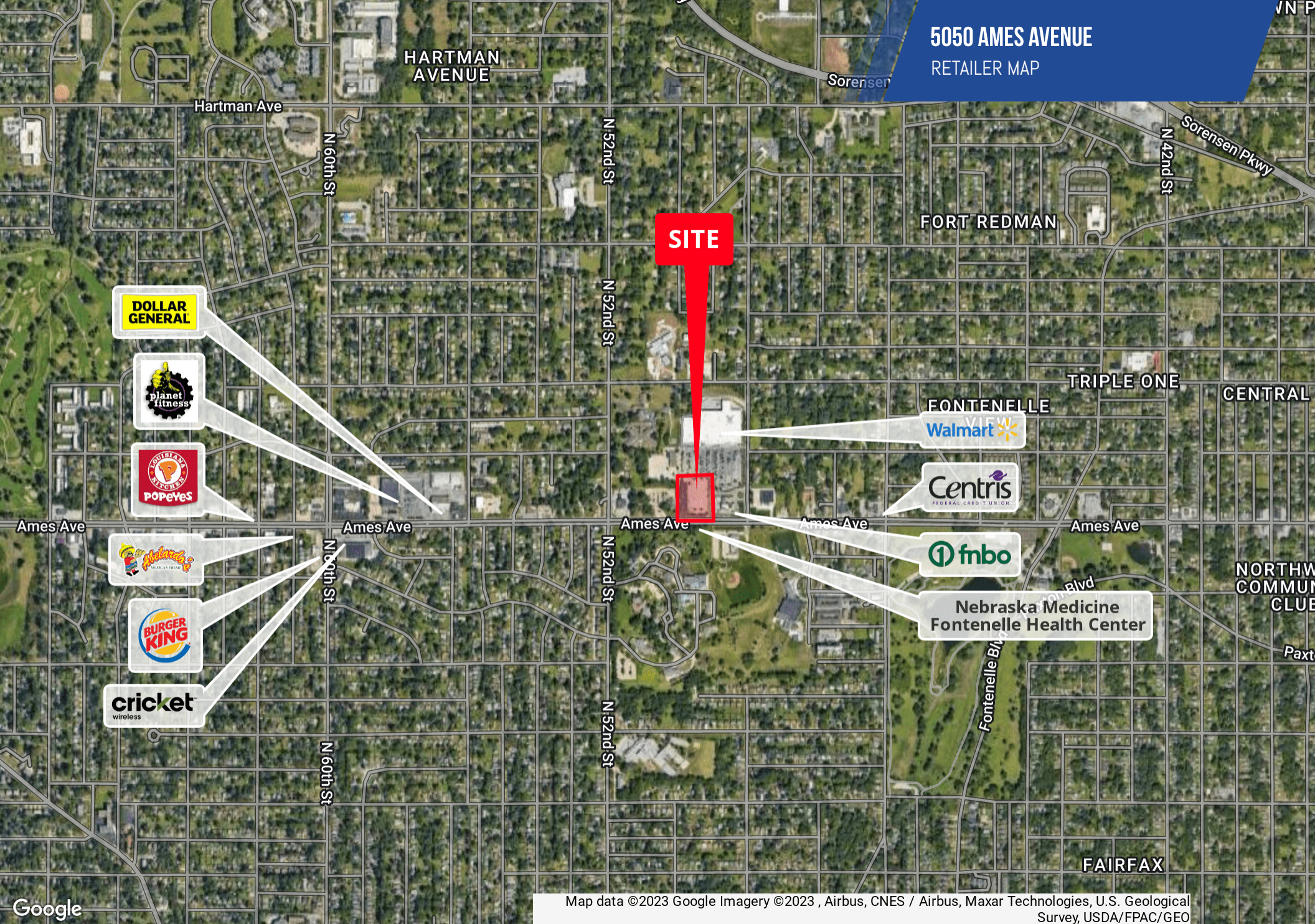
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5050 AMES AVENUE
RETAILER MAP



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