

# 168TH & ELM - MOVE-IN READY MEDICAL SPACE

10,007 SF | NEGOTIABLE

2953 S 168TH ST, OMAHA, NE 68130



**INVESTORS**  
REALTY INC.

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## OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$9.55 SF/YR
Available SF:	
Building Size:	10,007 SF
Property Type:	Medical
Year Built:	2002
Zoning:	CC - Community Commercial

## PROPERTY OVERVIEW

Former dermatology clinic

## PROPERTY HIGHLIGHTS

- Join Athletico and TJ Bolt Dentistry
- Turn-key medical space available near high desirable Legacy area
- Current floor plan includes 9 exam rooms, 2 nurses stations, and built-in reception
- Large monument presence along 168th Street available
- Prominent suite entrance directly inside main building entrance

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# 168TH & ELM

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## BUILDING INFORMATION

Building Size	10,007 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	2002
Construction Status	Existing

## PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Number Of Spaces	47
Parking Type	Surface
Traffic Count	60,750 - S 168th St & W Center Rd (2018)

## SITE INFORMATION

Cross-Streets	168th & Elm St
County	Douglas
Zoning	CC - Community Commercial
Lot Size	1.15 Acres
Location Description	South of West Center Road between S 168th Street and Elm Street

## UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,295	86,257	204,560
Total Households	3,977	32,784	78,889
Average HH Income	\$117,342	\$124,654	\$116,386

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 101	4,039 SF	\$16.50 SF/yr (NNN)	\$9.55	\$8,768.00

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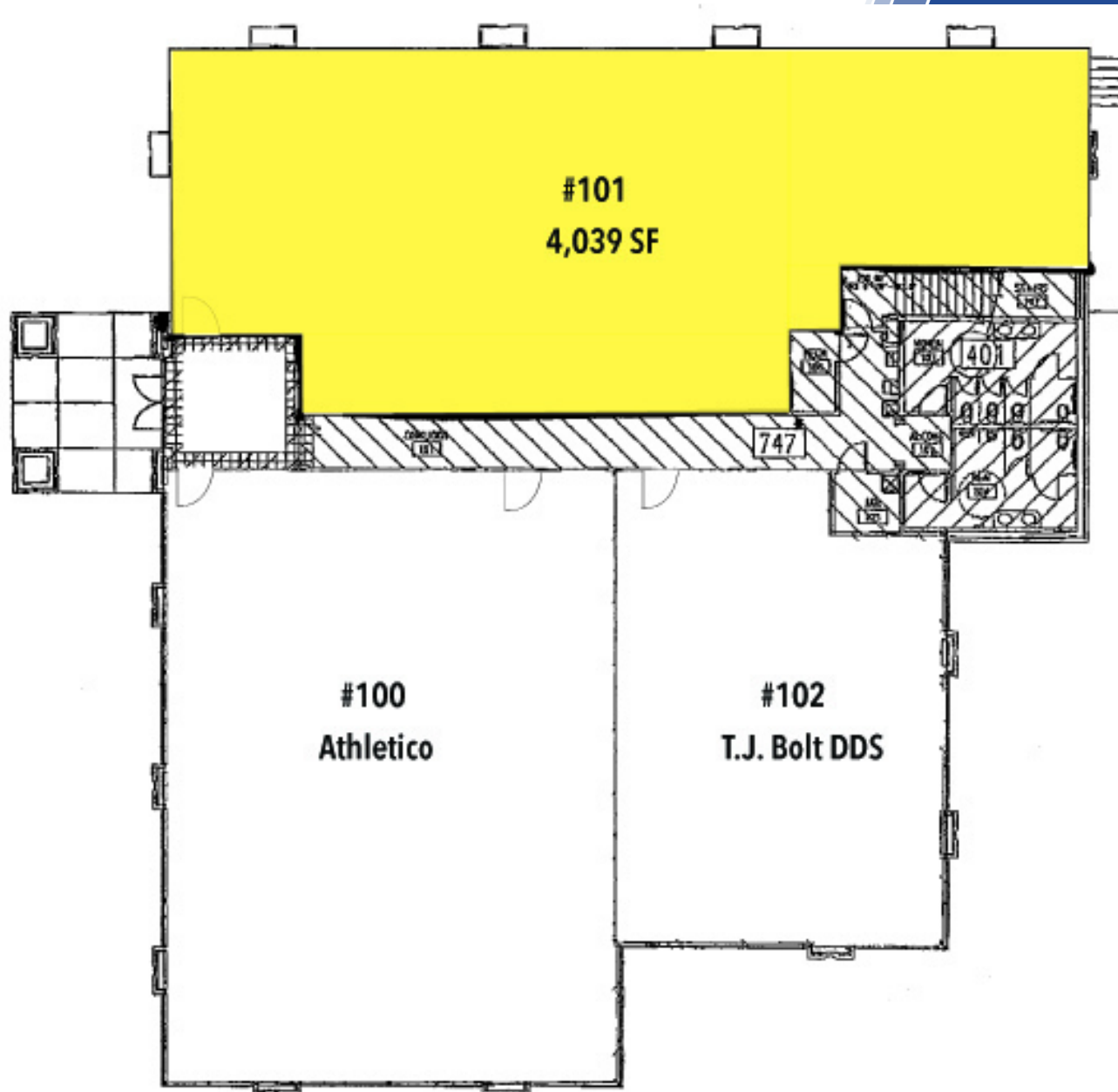
AVAILABLE SPACES

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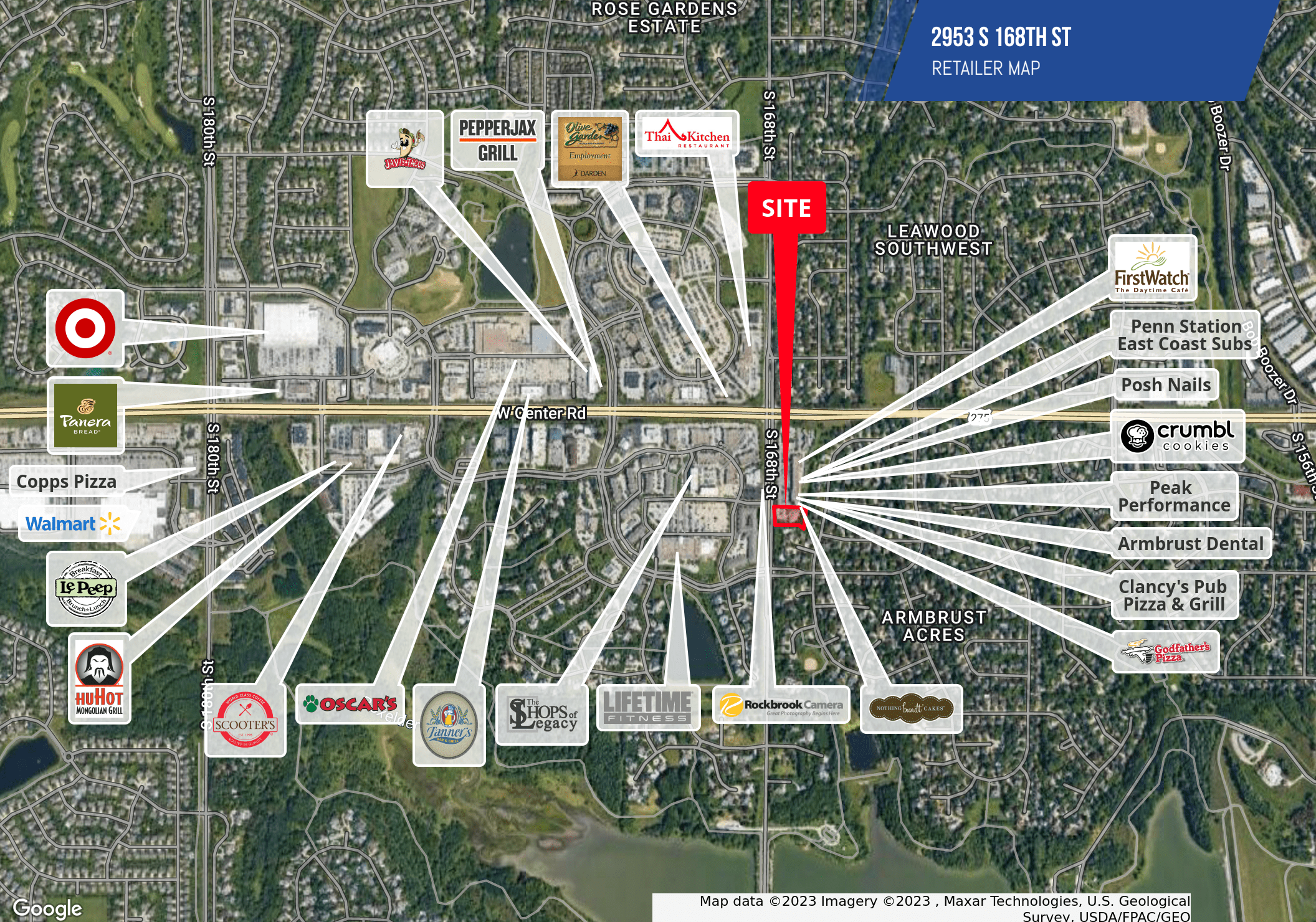
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2953 S 168TH ST  
RETAILER MAP



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ADDITIONAL PHOTOS



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