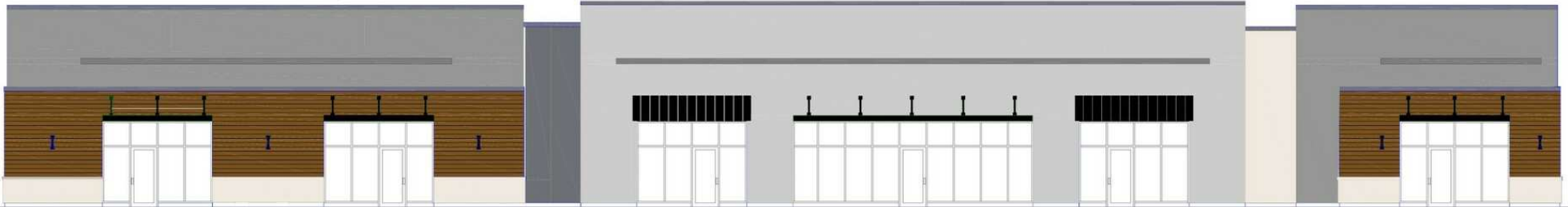


WEST ELEVATION — BLDG A

1/8" = 1'-0"



WEST ELEVATION — BLDG A

1/8" = 1'-0"



PROPERTY INFORMATION

Building Name	Griffin Pointe
County	Sarpy
Building Size	19,470 SF
Tenancy	Multiple

LEASE INFORMATION

Available	1,800 - 10,800 SF
Tenancy	Multiple
Lease Rate	\$24 PSF
Lease Type	NNN
Lease Term	5 - 10 Years

PROPERTY HIGHLIGHTS

- Secure a spot for your business along the booming Highway 370 corridor in Gretna
- Gretna's population growth projects a 62% increase over the next eight years
- 1,600+ residential lots under development nearby
- Leasable bays with close proximity to new, state of the art HyVee and Gretna High School
- Two potential drive-thru bays and outdoor patio/playground space available

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 10,800 SF	Lease Rate:	\$22.00 - 24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suites 101-106	Available	1,800 - 10,800 SF	NNN	\$24.00 SF/yr
Suite 107-110	-	6,623 SF	NNN	-
Suite 111	-	1,500 SF	NNN	-



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Griffin Pointe - NEC 180th & Highway 370

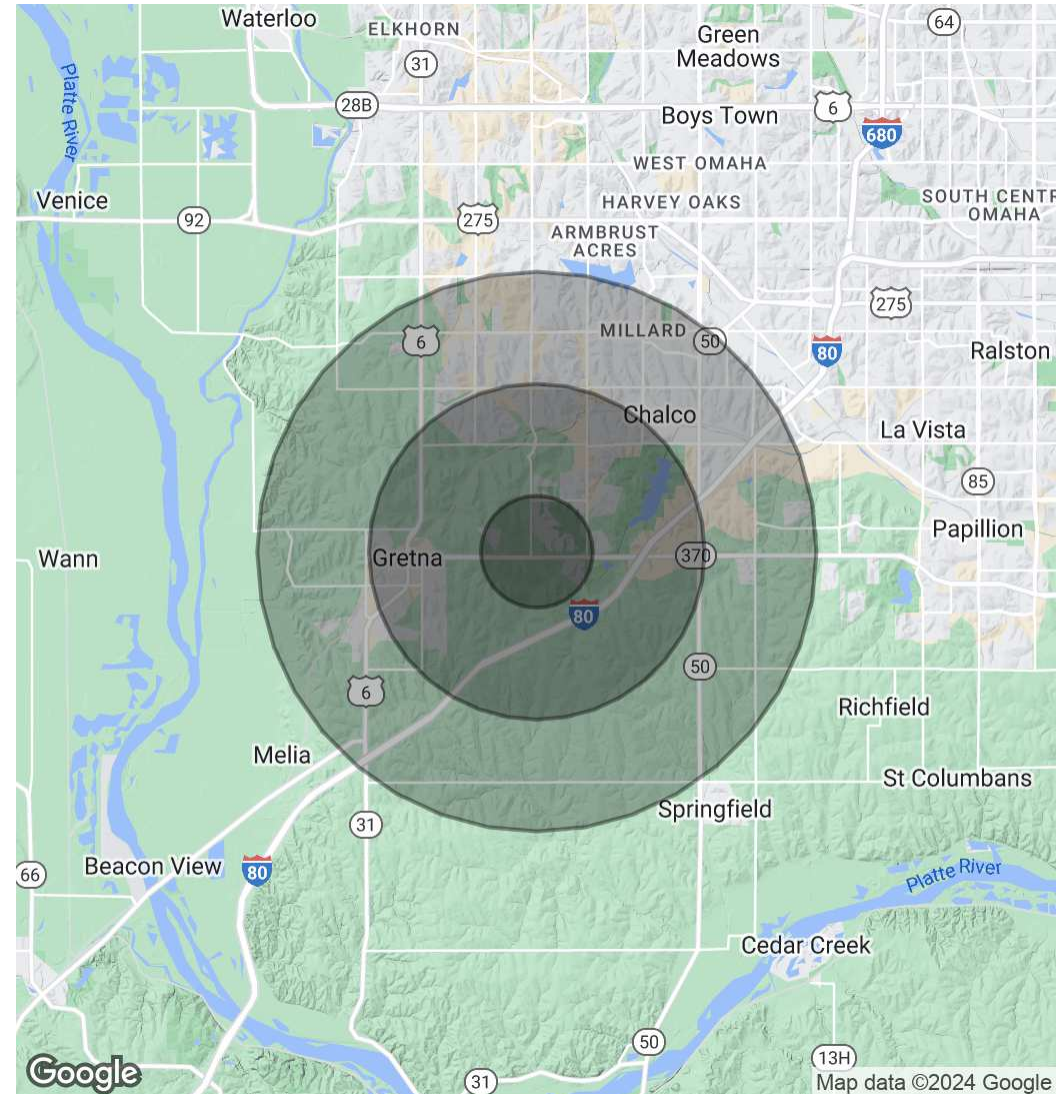
17878 Oakmont Drive | Omaha, Nebraska 68136

RETAIL SPACE FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,166	28,966	82,366
Average Age	36.5	34.6	36.1
Average Age (Male)	37.8	34.4	35.3
Average Age (Female)	34.9	35.1	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	768	9,921	29,652
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$138,935	\$117,597	\$117,379
Average House Value	\$318,529	\$267,708	\$247,543

* Demographic data derived from 2020 ACS - US Census



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