

STANDING BEAR PLAZA

14242 Fort Street / Omaha, NE 68164

1,380 - 2,757 SF Retail Space / For Lease



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*Agent has equity

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THE CENTER
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PROPERTY OVERVIEW




This property consists of two multi-tenant buildings and is situated on the northeast corner of 144th and Fort Street. Primary tenants include Dragon Wok, Core Dance, Aqua Tots and Davlo's Pizza.

PROPERTY HIGHLIGHTS

Lease Rate	\$16.50 - \$17.50 PSF NNN
Total Available	2,757 SF
Minimum Divisible	1,380 SF
Maximum Divisible	2,757 SF
Building Size	37,818 SF (both buildings)
Year Built	2006
Total Site Area	3.8 AC
Zoning	Mixed Use
Parking Ratio	4.52/1000 (171 total)
Clearance Height	10'
Traffic Counts	26,146 EADT



NEIGHBORHOOD DEMOGRAPHICS

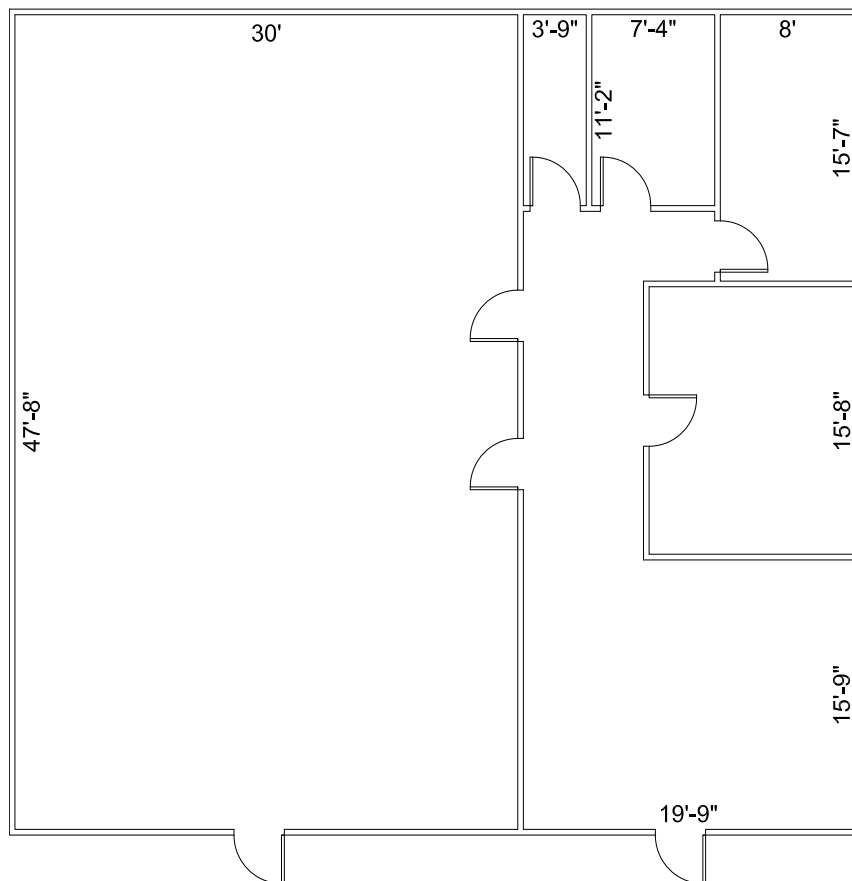
	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	12,781	\$112,295	5,028
3 Miles	82,083	\$110,938	32,919
5 Miles	180,353	\$100,693	71,601

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FLOORPLAN: SUITES 5 & 6 - 2,757 SF



SITE PLAN



***Floorplans are approximate and for illustration purposes only.

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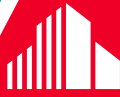
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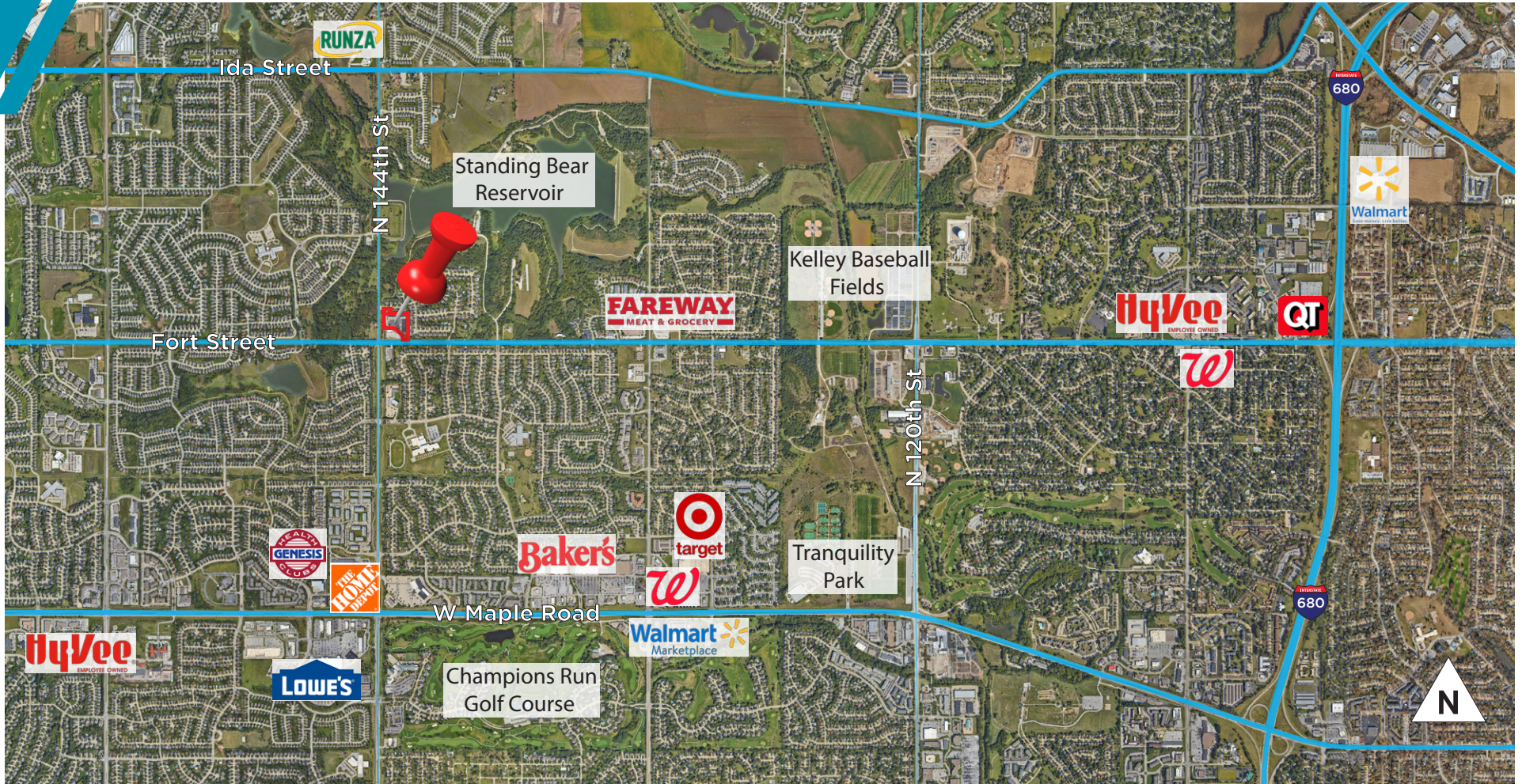
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