

EMPIRE PARK I - FOR SALE OR LEASE

6,000 - 29,776 SF | \$2,977,600

4812 S 114TH ST, OMAHA, NE 68137



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OFFERING SUMMARY

SALE PRICE:	\$2,977,600
Building Size:	29,776 SF
Price / SF:	\$100.00
Lot Size:	1.98 Acres
Property Type:	Industrial Flex
Year Built:	1977
Zoning:	GI

PROPERTY OVERVIEW

Rare flex opportunity with visibility to interstate.

PROPERTY HIGHLIGHTS

- Exterior recently renovated
- New parking lot that accommodates heavy parking needs
- Building signage visible to I-80
- Conveniently located off of L Street with easy access to I-680 and I-80 with many area amenities

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BUILDING INFORMATION

Building Size	29,776 SF
Number Of Floors	2
Year Built	1977
Year Last Renovated	2020
Construction Status	Existing
Roof	Flat
Restrooms	Common

PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Parking Ratio	6.0
Number Of Spaces	178
Parking Type	Surface

SITE INFORMATION

Cross-Streets	S 114th & M St
County	Douglas
Zoning	GI
Lot Size	1.98 Acres
Location Description	On the southwest corner of 114th St & M St.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

SALE PRICE:	\$2,977,600
Property Type	Industrial Flex

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,525	79,855	209,128
Total Households	3,201	35,357	90,614
Average HH Income	\$79,995	\$85,265	\$93,347

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Main Level	14,888 SF	\$10.50 SF/yr (NNN)	\$5.45	\$19,788.63
Lower Level	14,888 SF	\$10.00 SF/yr (NNN)	\$5.45	\$19,168.30

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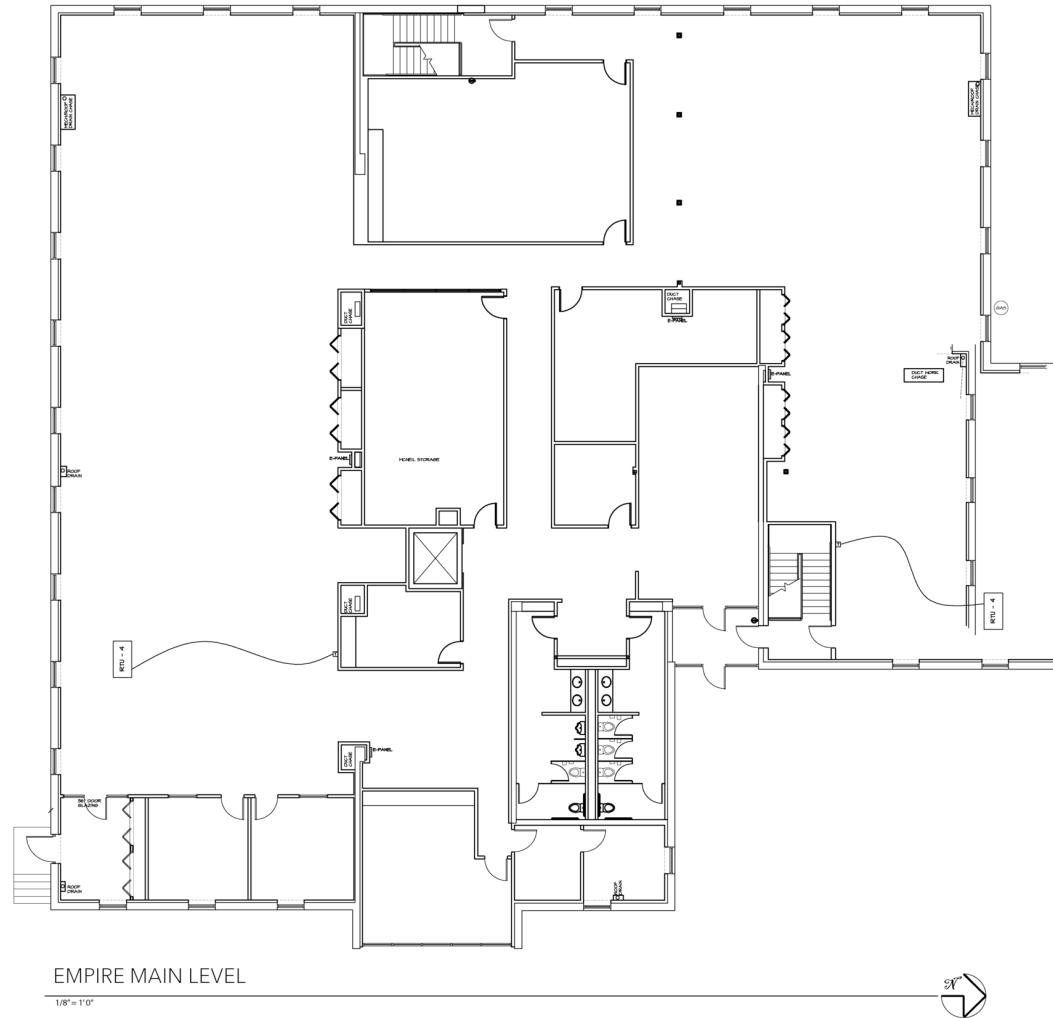
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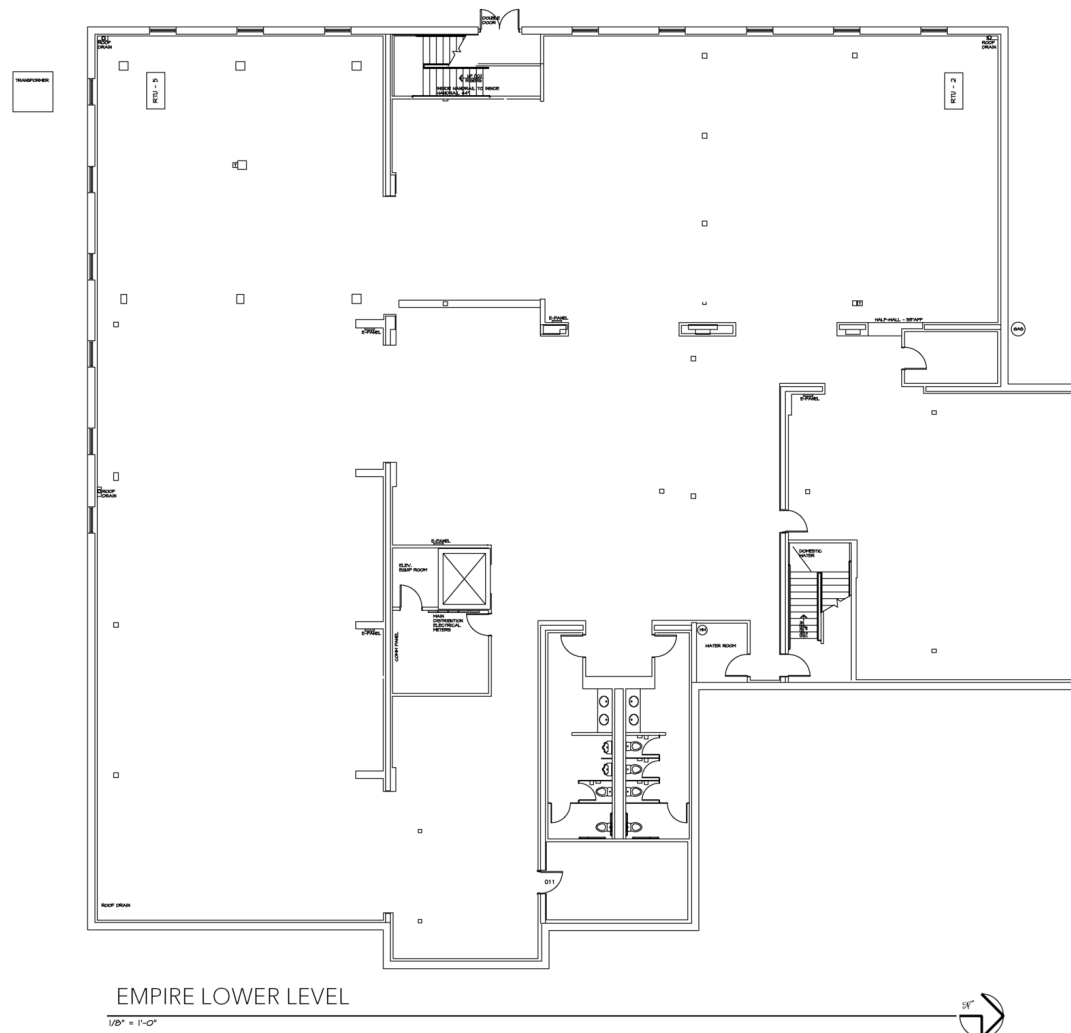
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Lower Level	14,888 SF	\$10.00 SF/yr (NNN)	\$5.45	\$19,168.30

4812 S 114TH ST

AERIAL MAP

L Street

**BUILDING SIGNAGE
VISIBLE FROM I-80**

80

« N

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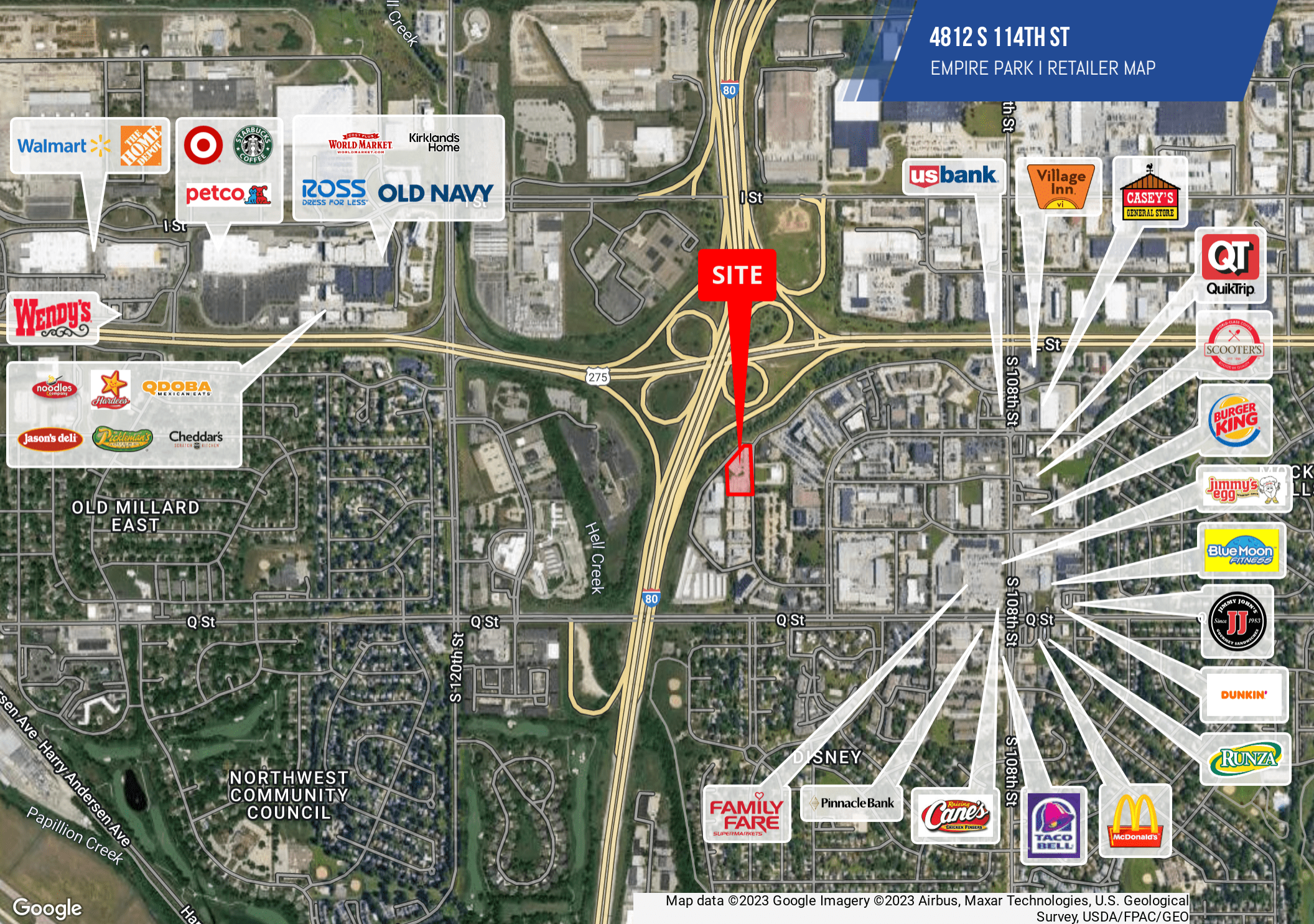
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4812 S 114TH ST
EMPIRE PARK | RETAILER MAP



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ADDITIONAL PHOTOS



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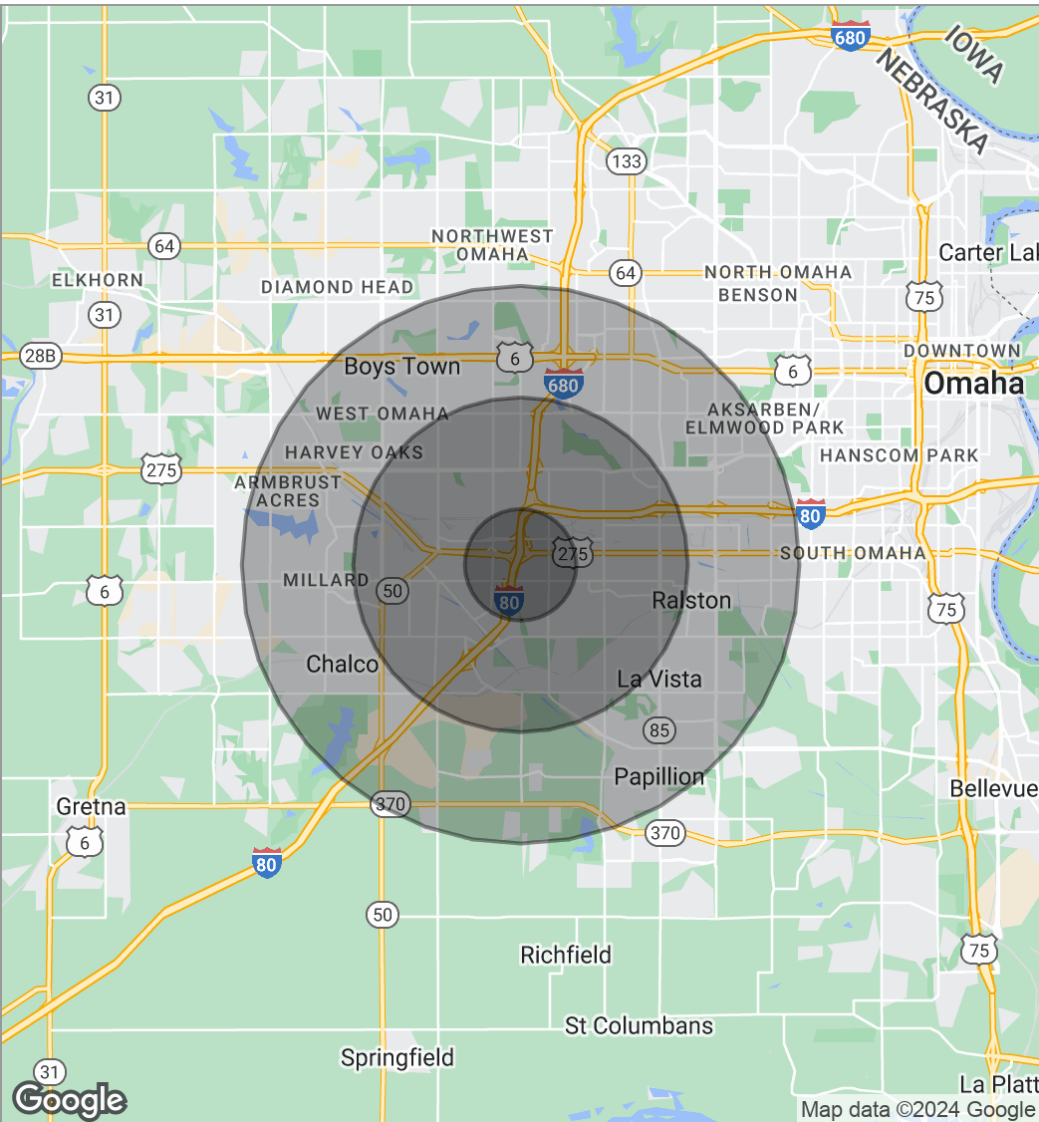
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,525	79,855	209,128
Median age	35.7	38.5	38.4
Median age (Male)	35.4	37.0	36.8
Median age (Female)	36.4	40.5	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,201	35,357	90,614
# of persons per HH	2.4	2.3	2.3
Average HH income	\$79,995	\$85,265	\$93,347
Average house value	\$164,684	\$183,019	\$198,424

* Demographic data derived from 2020 ACS - US Census