

TRANQUILITY PLACE

1,934 SF | \$10.50 SF/YR (NNN)

12302 EMMET STREET, OMAHA, NE 68164

YOUR NAME HERE

INVESTORS
REALTY INC.

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BUILDING INFORMATION

Building Size	22,772 SF
Min Divisible	1,934 SF
Max Contiguous	1,934 SF
Number Of Floors	1
Year Built	1997
Restrooms	2 ADA
HVAC	GFA

PARKING & TRANSPORTATION

Parking Ratio	4.84
Parking Type	Surface
Traffic Count	45,844 - 124th & W Maple Rd

SITE INFORMATION

Cross-Streets	124th & West Maple Road
County	Douglas
Zoning	CC
Location Description	Building faces W Maple Road at a full movement signalized intersection, abundant front door parking.

PROPERTY HIGHLIGHTS

- Signalized intersection at 124th & W. Maple Rd
- Monument and Building signage available
- Park at your door convenience

OFFERING SUMMARY

LEASE RATE	\$10.50 SF/YR NNN
Est. Op. Exp.	\$6.08 SF/YR
Available SF	1,934 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,678	96,753	224,844
Average Age	39	39	39
HOUSEHOLDS			
Total Households	4,588	40,956	90,923
People Per HH	2.3	2.4	2.5
Average HH Income	\$106,969	\$107,336	\$114,912
Average HH Value	\$268,590	\$305,754	\$321,663

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
12302 Emmet Street	1,934 SF	\$10.50 SF/yr (NNN)	\$6.08	\$2,672.14	Available March 1, 2026

BRIAN FARRELL

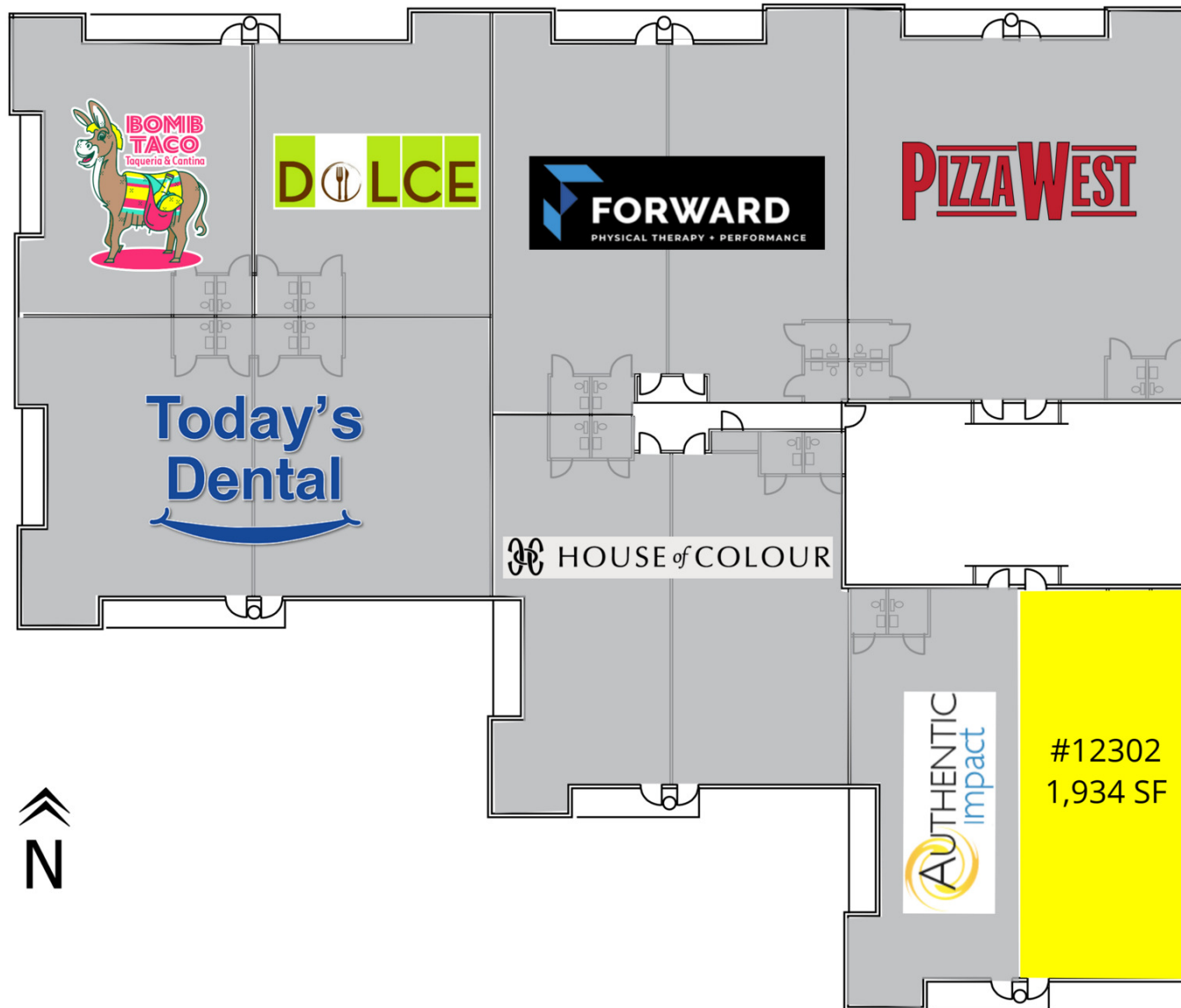
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12302 EMMET STREET
RETAILER MAP



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