



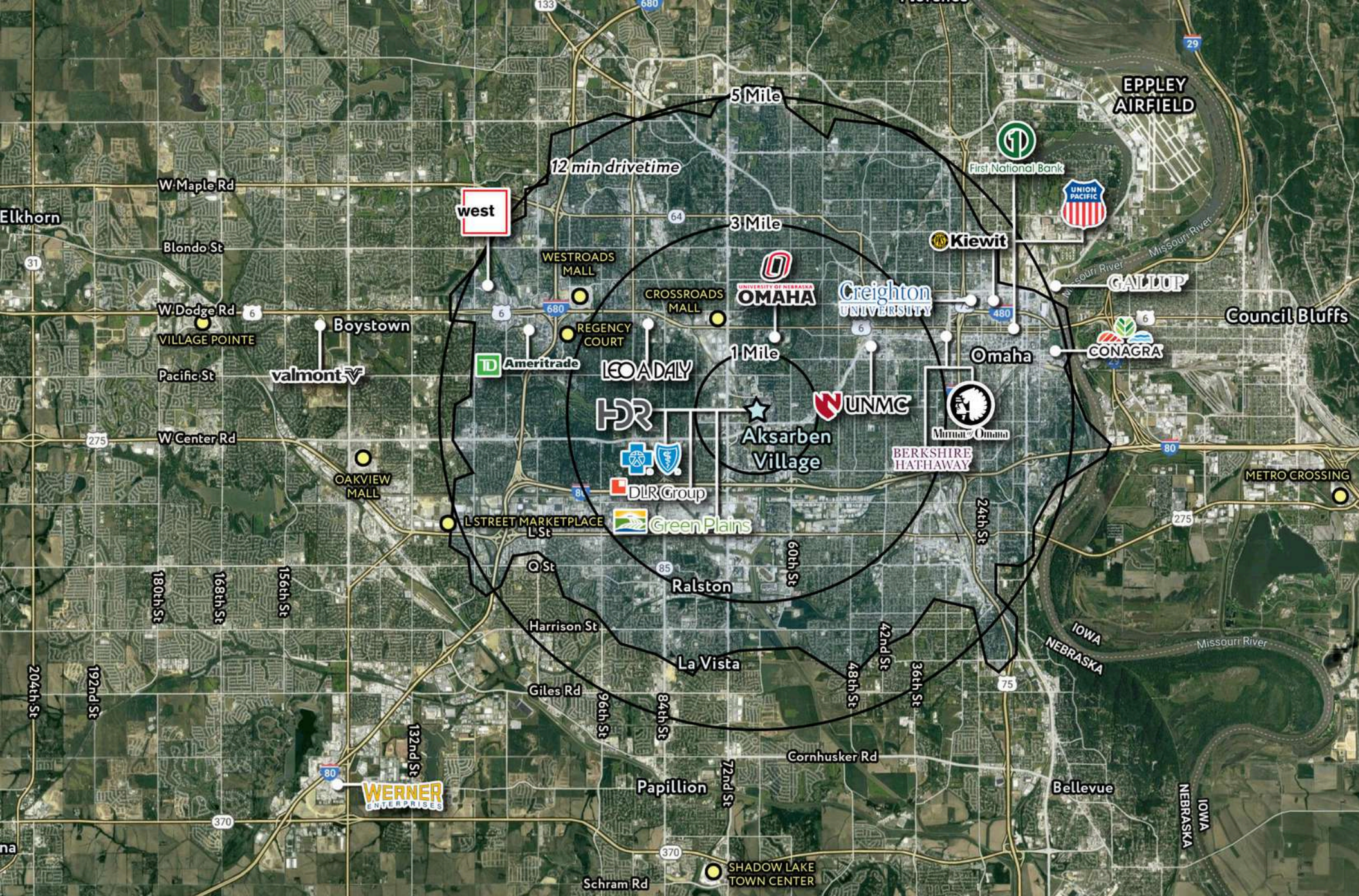
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FOR LEASE

2111 S 67th Street, Omaha, NE 68106



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AKSARBEN VILLAGE

OVERVIEW

 **2,500** Students living on campus (over 15,000 enrolled)

 **15 NCAA** Division I Teams Summit League

8 Corporate Headquarters



 **300K** Retail SF  **1.8 mil** Office SF

450+ Hotel Rooms



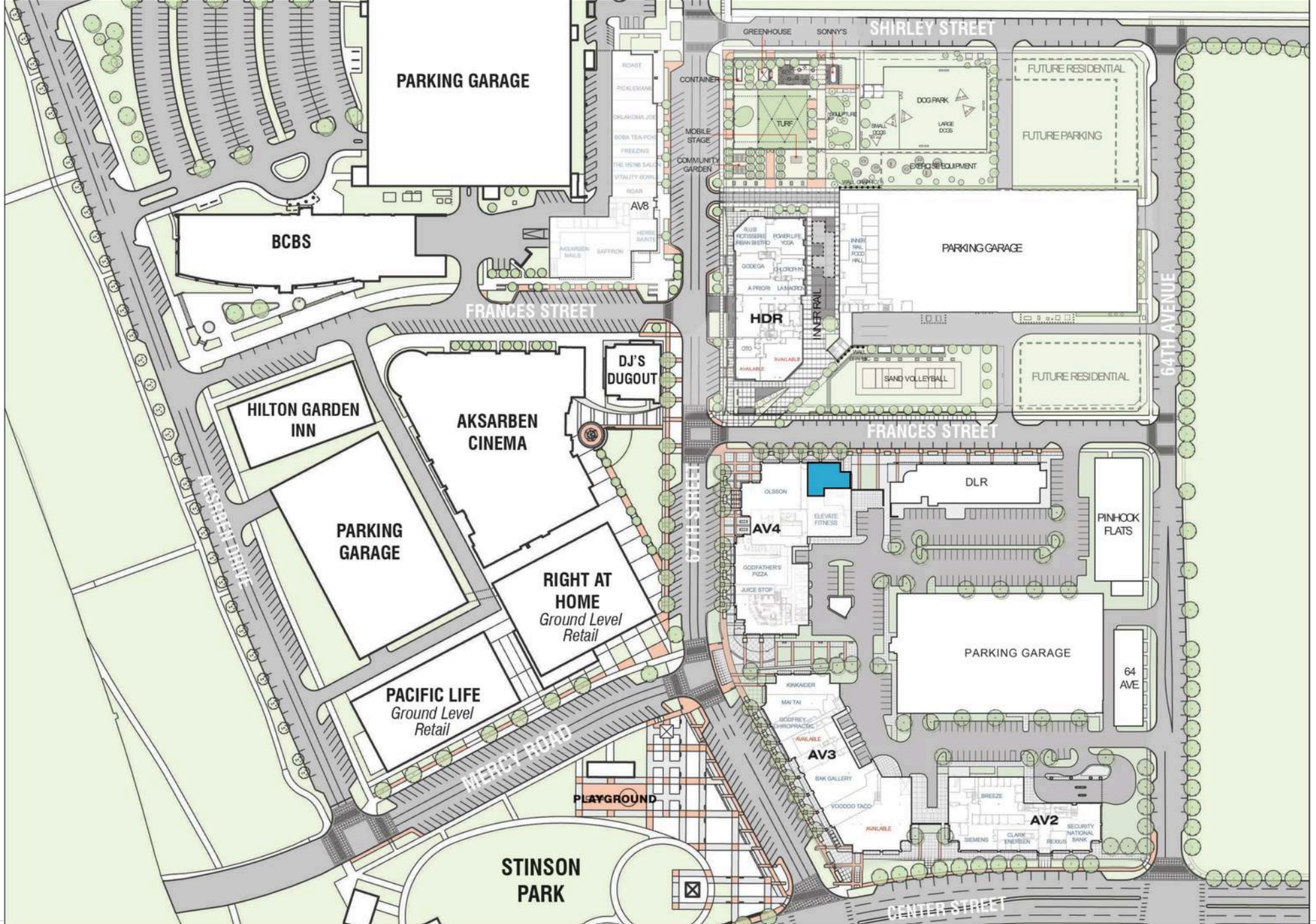
850+ Multi-Family Units

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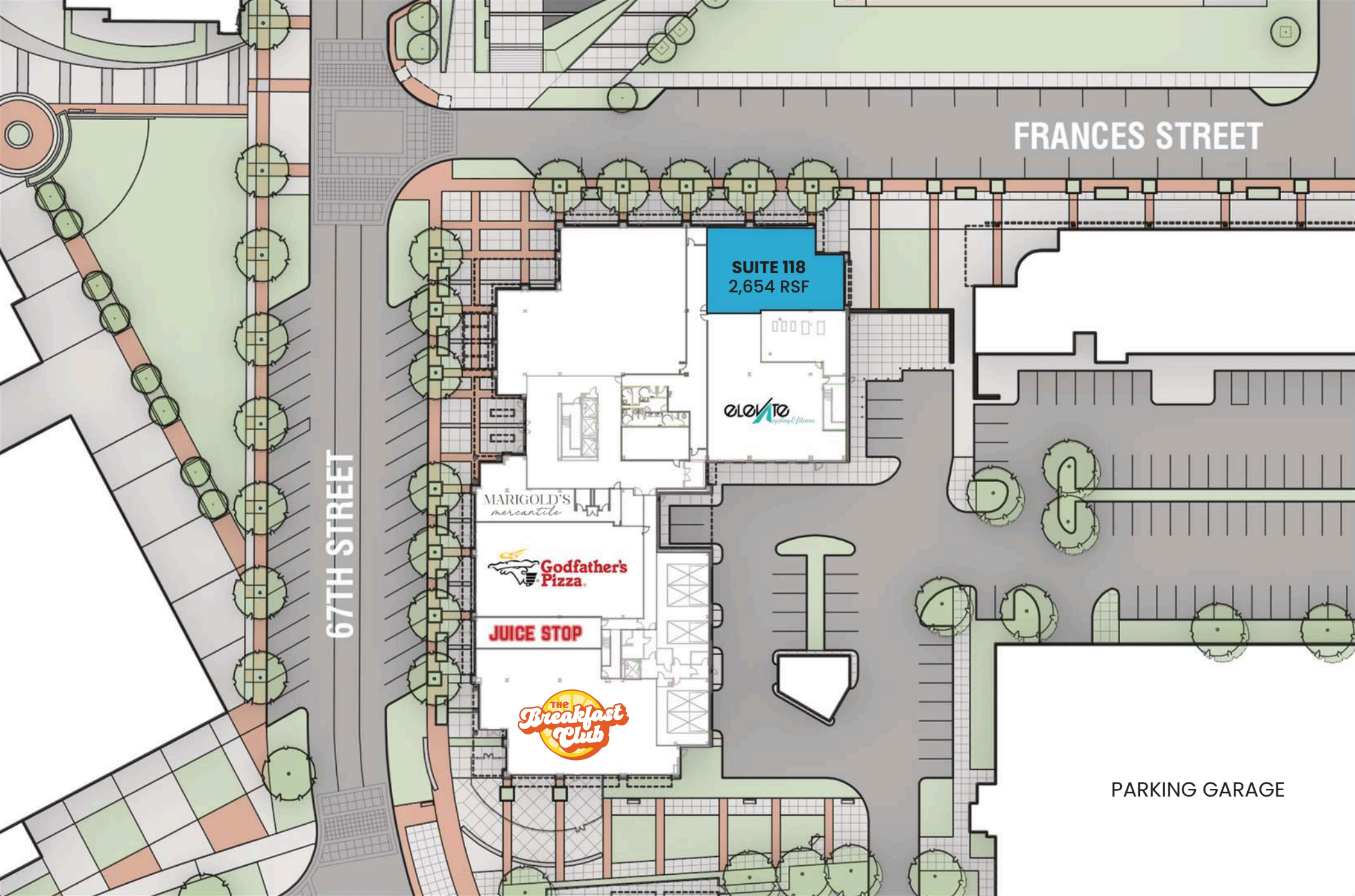


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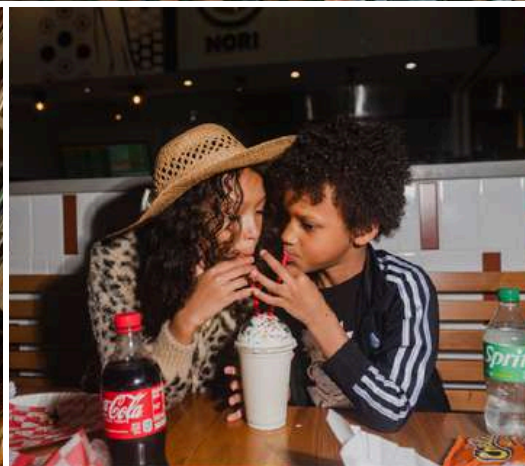


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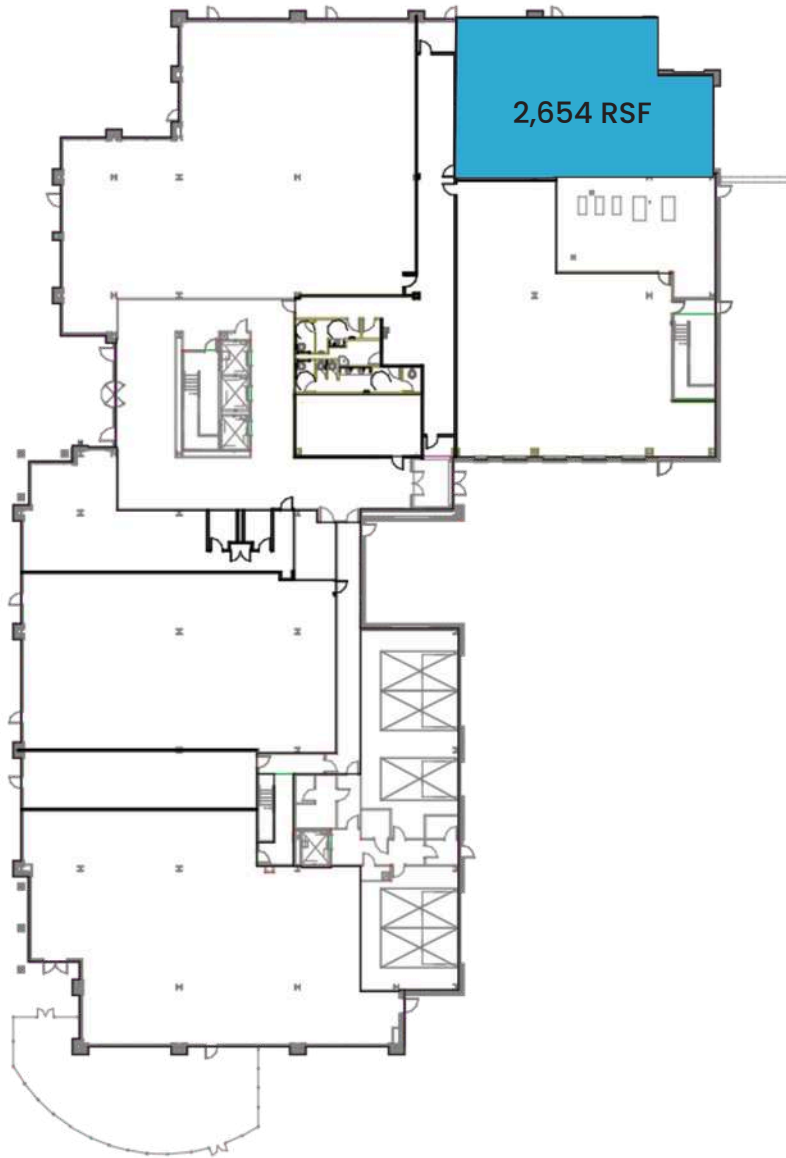
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AKSARBEN VILLAGE AV4



2111 S 67th Street Omaha, Nebraska 68106

Ground level space available in the heart of Aksarben Village. This space offers great visibility with strong signage opportunity. It has a small garage style door that offers this Tenant unique opportunities.

Available:	2,654 RSF
Minimum Base Rent:	Contact Broker
Est. NNN Expenses:	\$12.19 PSF (2026)
Intersection:	SEC, 67th & Frances St
TI Allowance:	Negotiable

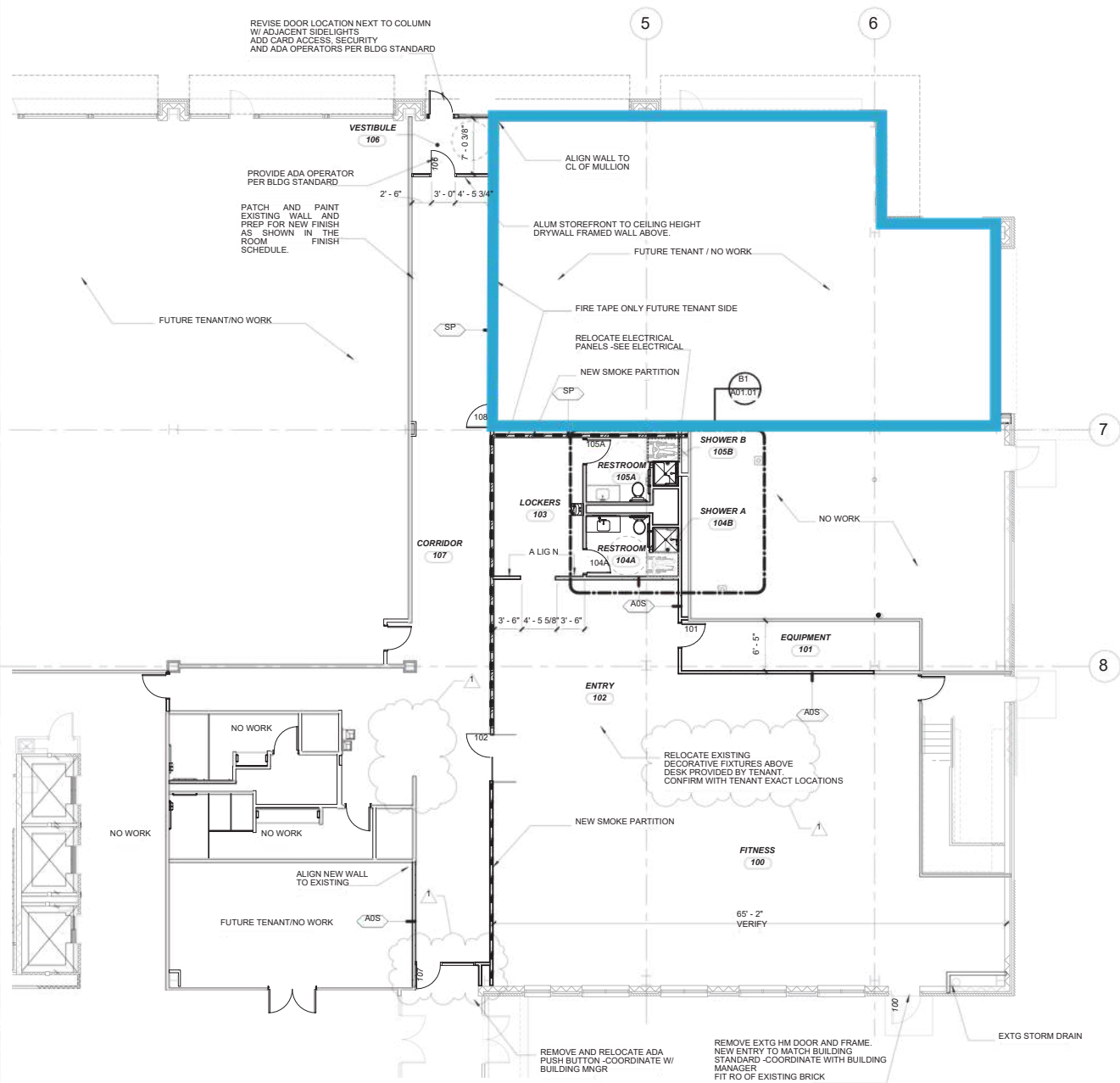
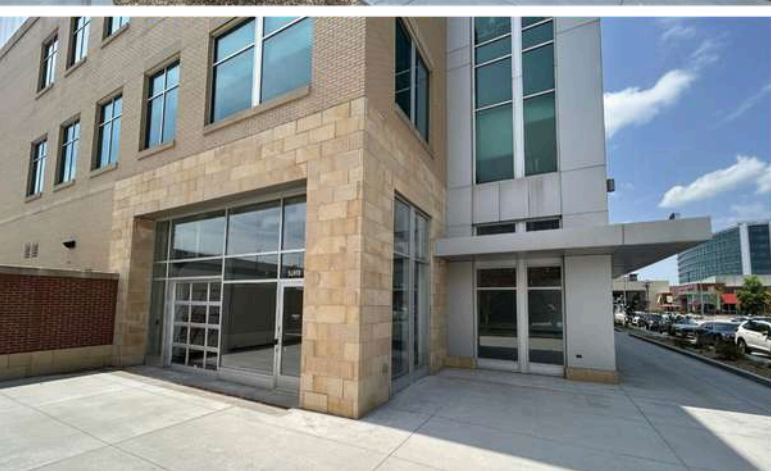
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FLOOR PLAN

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	1 MILE	3 MILE	5 MILE	
POPULATION	2020 Estimated Population	11,116	108,555	319,542
	2025 Projected Population	11,343	113,302	337,809
	2010 Census Population	9,980	104,794	301,316
	2000 Census Population	9,823	105,159	300,632
	Projected Annual Growth 2020 to 2025	0.4%	0.9%	1.1%
	Historical Annual Growth 2000 to 2020	0.7%	0.2%	0.3%
	2020 Median Age	33.1	36.1	34.6
HOUSEHOLDS	2020 Estimated Households	5,317	48,990	134,729
	2025 Projected Households	5,399	50,725	141,147
	2010 Census Households	4,539	45,521	122,164
	2000 Census Households	4,395	46,530	123,901
	Projected Annual Growth 2020 to 2025	0.3%	0.7%	1.0%
	Historical Annual Growth 2000 to 2020	1.0%	0.3%	0.4%
ETHNICITY	2020 Estimated White	77.0%	76.6%	68.0%
	2020 Estimated Black or African American	8.3%	7.0%	12.9%
	2020 Estimated Asian or Pacific Islander	8.0%	5.4%	4.4%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.8%	1.0%
	2020 Estimated Other Races	6.1%	10.2%	13.8%
	2020 Estimated Hispanic	8.6%	13.9%	19.3%
	2020 Estimated Average Household Income	\$67,966	\$80,661	\$72,176
INCOME	2020 Estimated Median Household Income	\$54,303	\$61,495	\$57,335
	2020 Estimated Per Capita Income	\$33,074	\$36,630	\$30,708
	2020 Estimated Total Businesses	15,733	98,001	227,401
EDUCATION	2020 Estimated Elementary (Grade Level 0 to 8)	2.6%	4.9%	6.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.3%	6.8%
	2020 Estimated High School Graduate	20.5%	21.6%	24.8%
	2020 Estimated Some College	18.1%	20.2%	21.3%
	2020 Estimated Associates Degree Only	5.5%	7.4%	8.1%
	2020 Estimated Bachelors Degree Only	28.5%	24.5%	20.7%
	2020 Estimated Graduate Degree	19.7%	16.2%	11.5%
	2020 Estimated Total Employees	1,158	7,991	17,238
BUSINESS	2020 Estimated Total Employees	13.6	12.3	13.2
	2020 Estimated Employee Population per Business	9.6	13.6	18.5
	2020 Estimated Residential Population per Business			



FOR LEASE

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