

FOR SALE



CHIPOTLE

19005 Oakmont Dr, Omaha, NE 68136

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

CHIPOTLE | RETAIL PROPERTY FOR SALE

19005 OAKMONT DR, OMAHA, NE 68136



**CAMPBELL
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REAL ESTATE



PROPERTY DESCRIPTION

This property provides a prime investment opportunity to own a long-term absolute net leased asset in a rapidly developing location.

LOCATION DESCRIPTION

Strategically positioned at the high-traffic intersection of Highway 370 and 189th Street, the property benefits from exceptional visibility and accessibility within one of the fastest-growing retail corridors in the Omaha metro.

OFFERING SUMMARY

Sale Price:	\$3,125,000.00
Cap Rate:	5.10%
Lot Size:	0.82 Acres
Building Size:	2,325 SF

PROPERTY HIGHLIGHTS

- Single Tenant Freestanding Building
- Original 20 - year corporately guaranteed absolute NNN lease
- Lease expiration in 2044
- 20,776 Average Daily Vehicle Traffic

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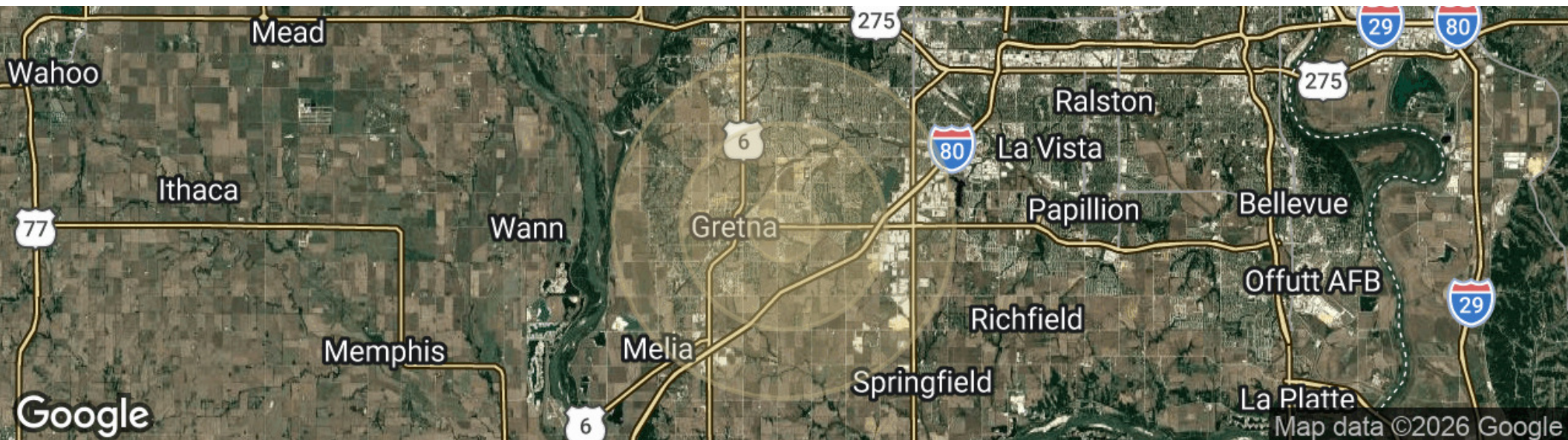
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,479	27,614	77,112
Average Age	37.5	34.9	36.9
Average Age (Male)	35.3	33.7	36.0
Average Age (Female)	39.3	34.9	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	801	9,100	27,232
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$173,933	\$155,448	\$148,665
Average House Value	\$454,577	\$392,617	\$356,754

2023 American Community Survey (ACS)



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CHIPOTLE | MEET THE TEAM

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DISCLOSURE

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