

LOVELAND

CENTRE

2501 South 90th Street - Omaha, Nebraska



Features:

- Located in the heart of one of Omaha's premier housing communities.
- Market leading demographics.
- Upscale brick finishes.
- Quality anchor tenants.
- Exposure to over 53,108 passing vehicles per day.



SLOSBURG
REAL PROPERTY

10040 Regency Circle
Omaha, NE
www.slosburg.com
402.391.7900

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Building Information

Year Built:	2014 - 2016
GLA:	48,425 SF
Max. Contiguous:	4,079 SF
Lease Type:	NNN
Term:	5 Years
Base Rent:	\$30.00 PSF
Landlord Delivery:	White Box
Parking Ratio:	5.3:1,000



Demographic Profile

1 mile radius

3 mile radius

5 mile radius

	1 mile radius	3 mile radius	5 mile radius
2022 Estimated Population	8,804	91,800	302,485
2022 Estimated Households	3,637	41,428	127,963
Growth 2010 - 2022	0.8%	1.3%	1.1%
Growth 2018 - 2027	1.0%	1.2%	1.2%
2022 Est. Average Household Income	\$121,990	\$88,046	\$85,212
% 2022 Avg. HH Income > \$75,000	60.4%	43.2%	43.4%
% 2022 Avg. HH Income > \$100,000	46.1%	29.2%	28.5%
2022 Estimated Daytime Population	4,348	99,460	222,620

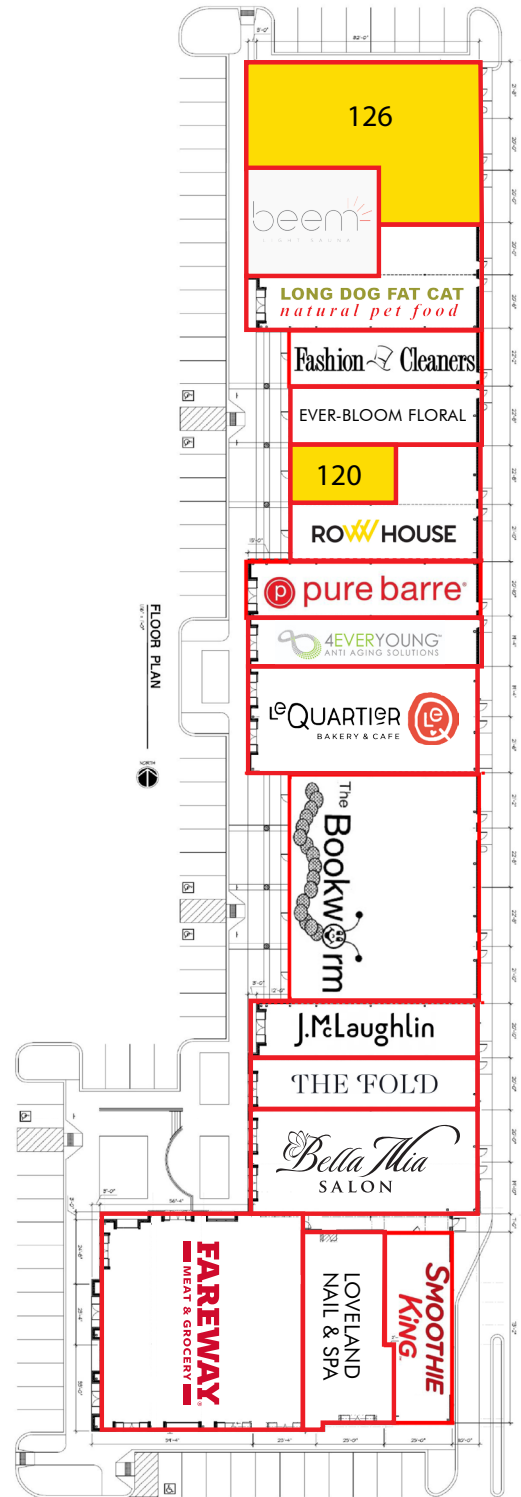
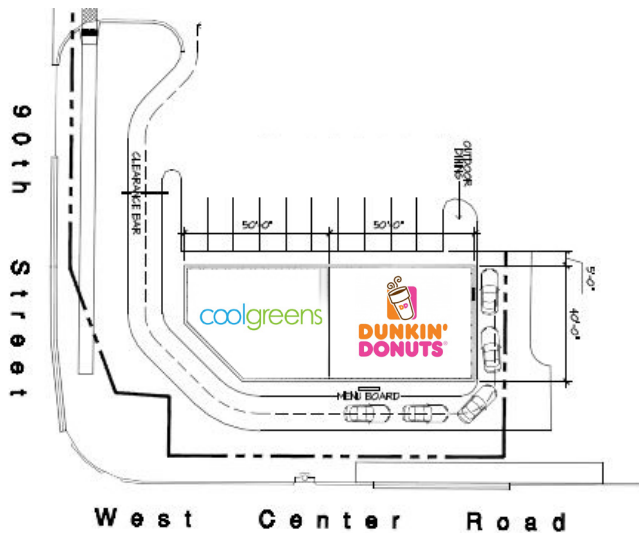


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AVAILABLE SPACE

Suite	SF	Depth	Width	Height
120	900	46' 6"	19' 4"	23'
126	4,079	85'	41' 8" front, 61'8" back	17' 2"



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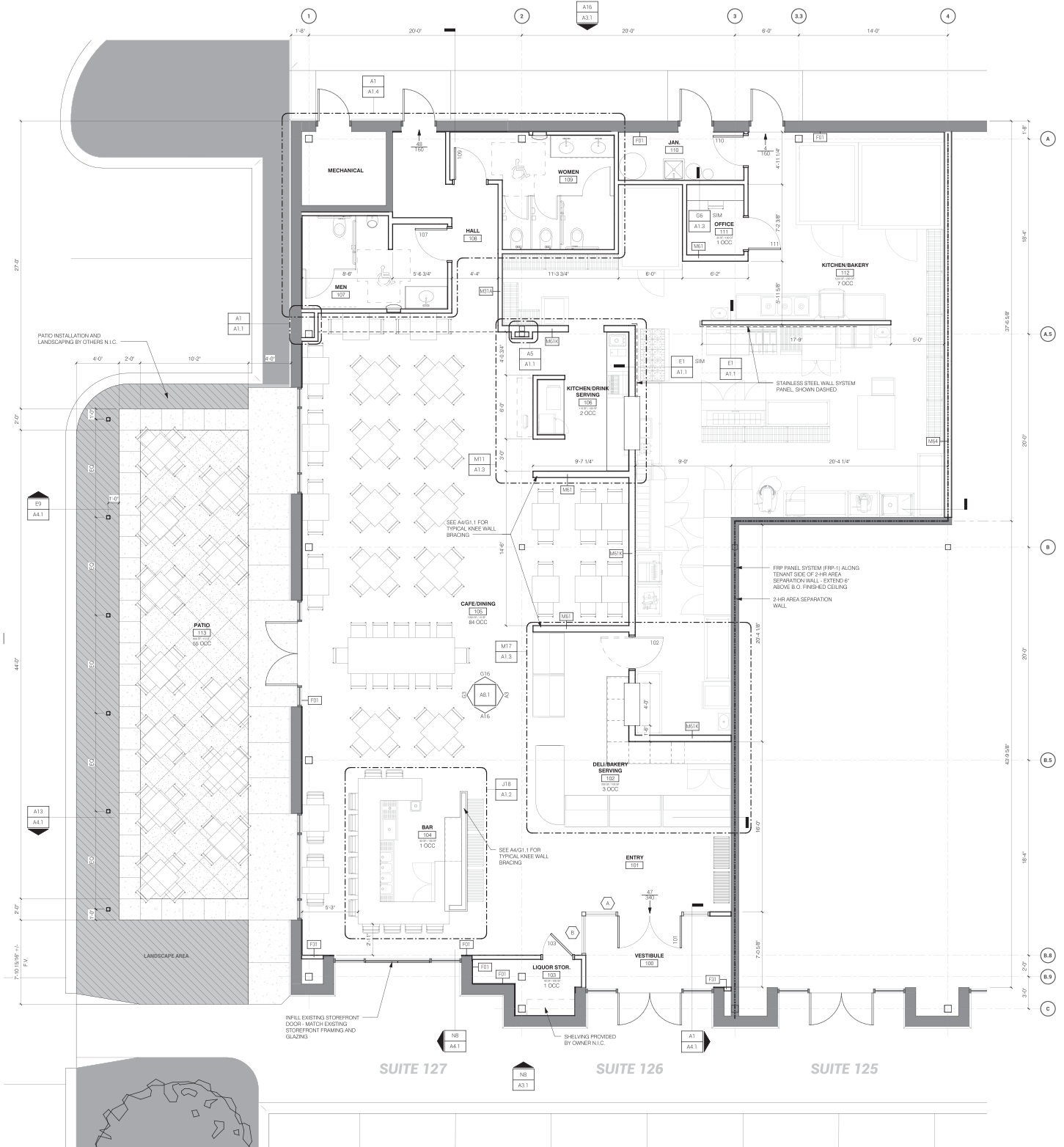
Suite 126

Full Service Restaurant
with Outdoor Patio

Current Tenant:	Market Basket
Size:	4,079 SF
Available:	Spring 2025



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2501 S. 90th Street, Suite 126
 Full Service Restaurant
 4,079 SF