

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 21,697 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

2024 Estimated Population	7,728	82,156	272,405
2024 Estimated Households	3,199	36,947	116,327
Est. Annual Household Growth 2024 - 2029	0.1%	0.3%	0.4%
2024 Est. Average Household Income	\$128,393	\$88,521	\$86,564
% 2024 Avg. HH Income > \$75,000	60.5%	42.3%	42.7%
% 2024 Avg. HH Income > \$100,000	48.0%	30.1%	29.5%
2024 Estimated Daytime Population	4,648	108,719	230,572

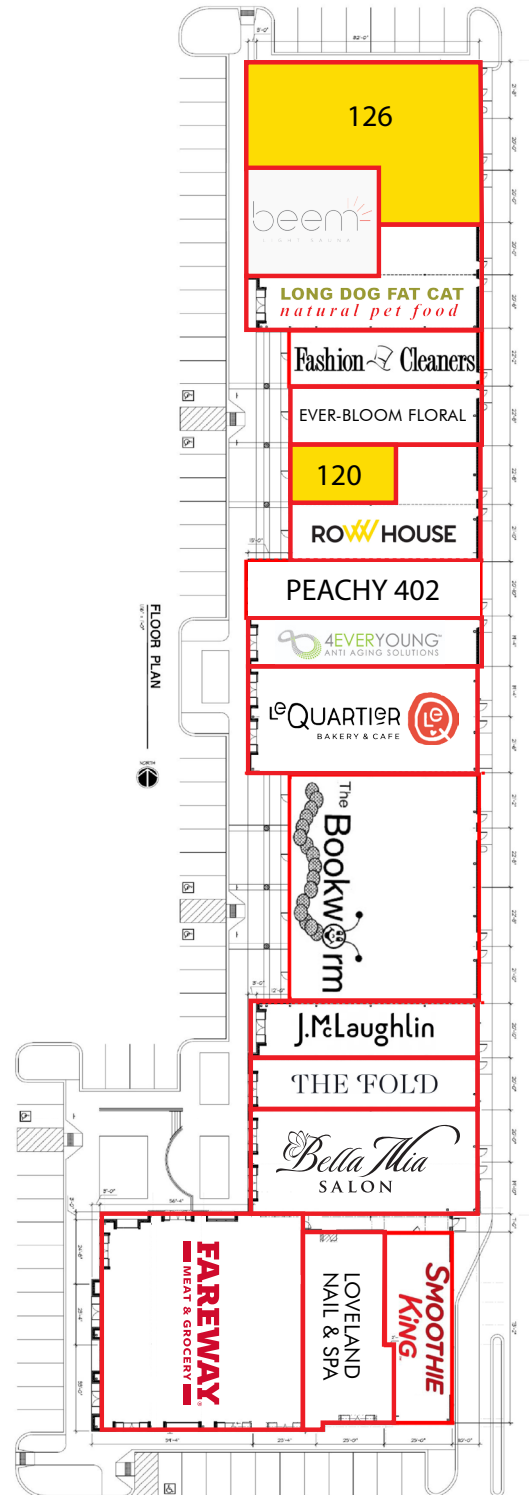
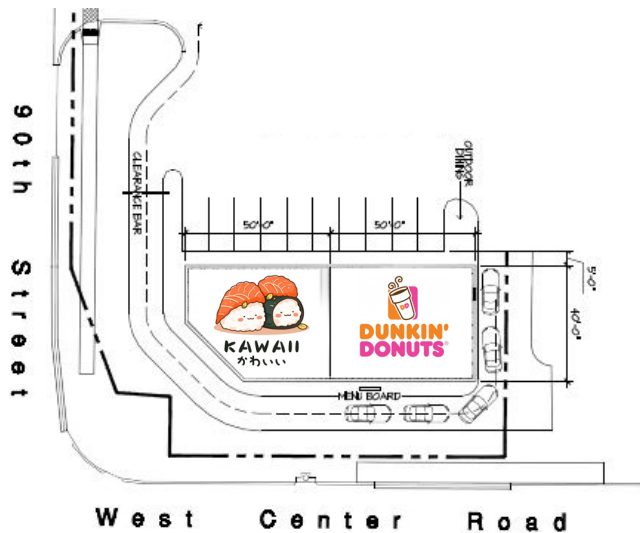


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AVAILABLE SPACE

Suite	SF	Depth	Width	Height
120	900	46' 6"	19' 4"	23'
126	4,079	82'	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:	Now



