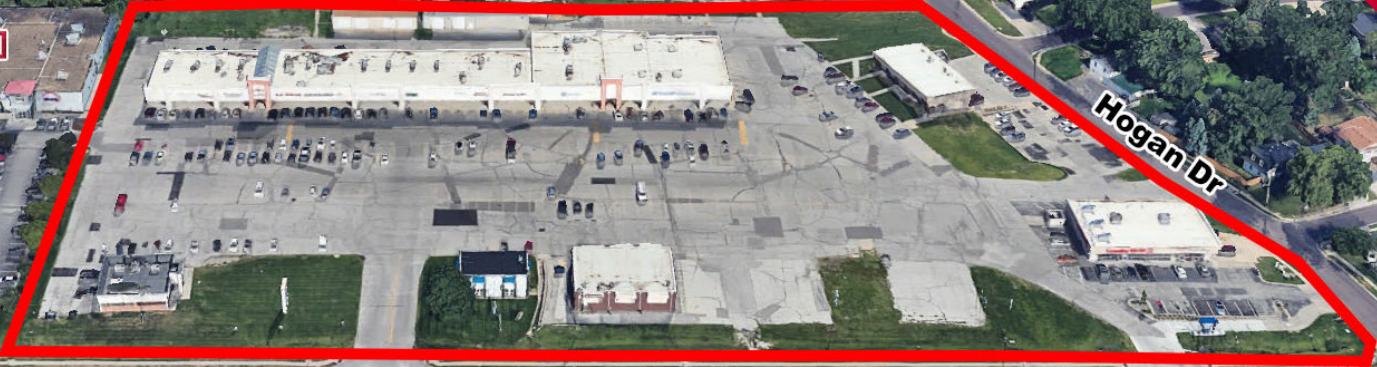


# TARA PLAZA

S 84th & Centennial, Papillion, NE 68046

**FOR LEASE**



Hogan Dr

S 84th St



GOOGLE MAPS

## FEATURES

- Total Center Size: 56,254 SF
- Total Available: 1,280 SF
- Former salon space now available in the heart of the shopping center
- Dynamic center with 5 retail buildings, a food truck, and an office building providing consistent traffic from dusk to dawn.
- Join legacy Omaha tenants such as La Mesa, Mings, Small Cakes SVDP Thrift Store and more
- Walking distance from Papillion High School (1,873 students)
- Target and Home Depot directly across the street. 2.3 million visitors annually (Placer.Ai)

Suite	Space	Rent	Type	Available
817	1,280 SF	\$14.00 psf	NNN	Immediate

## SITE DATA

Gas/Electrical: Tenant  
 Sewer/Water: Tenant  
 Janitorial/Maint: Tenant  
 Finisher Allowance: TBD

Rent Escalator: TBD  
 Lease Term: 5-10 Years  
 Lease Form: Landlord's  
 Total NNN: \$4.08 (2025 Fixed)

Zoning: CC  
 Sprinklers: Yes  
 Ceiling Height: Varies  
 Number of Floors: 1

Agent: Sam Estivo  
 Phone: (402) 763-2925  
 Email: sestivo@lernerco.com

Agent: Mandi Backhaus-Barr  
 Phone: (402) 763-2930  
 Email: mbackhausbarr@lernerco.com

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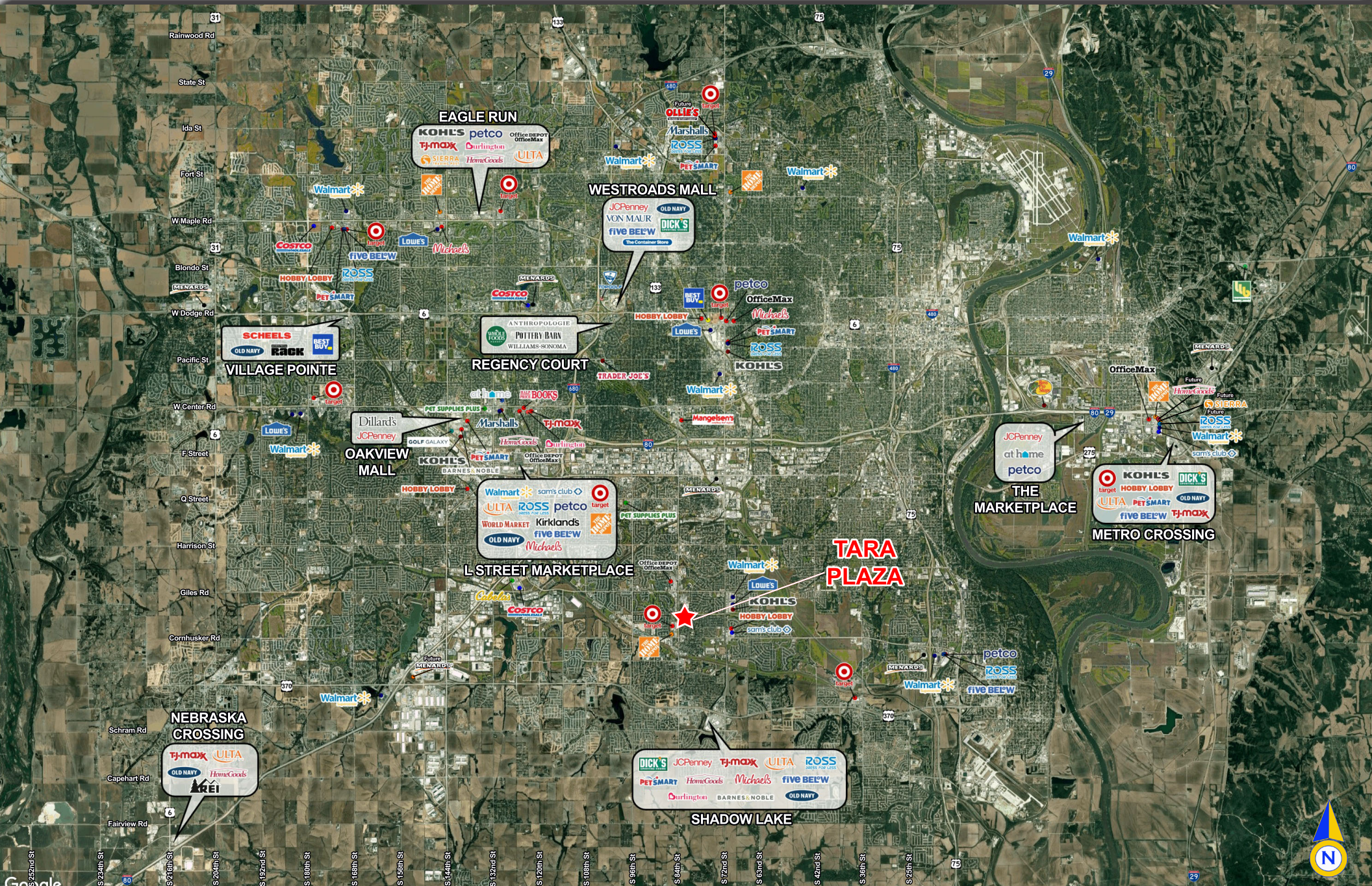
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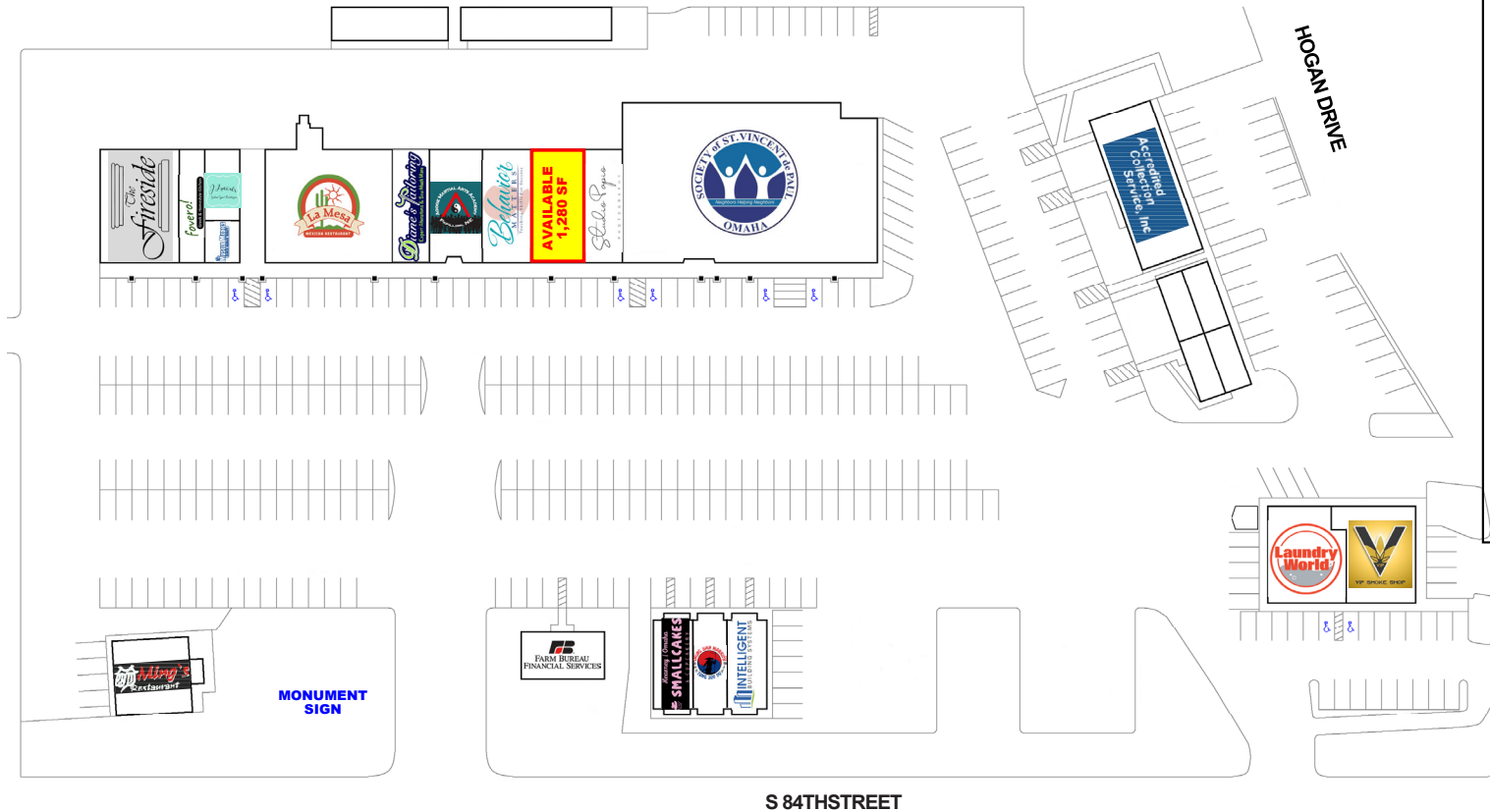
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TENANT SUMMARY		SQ FT
701	VACANT	1,537
703	VACANT	1,225
704	VACANT	1,222
708	VACANT	1,509
716	ACS	1,280
802 A	VIP SMOKE SHOP	1,992
802 B	LAUNDRY WORLD	3,408
807	ST VINCENT DE PAUL THRIFT	9,335
810	INTELLIGENT BUILDINGS, LLC	1,283
811	VACANT	6,000
812	CHUNG SHIN WARRIOR	1,283
814	SMALLCAKES OMAHA	1,283
815	STUDIO PAPIO	1,500
817	AVAILABLE	1,280
818	FARM BUREAU FS	2,574
819-21	BEHAVIOR MATTERS	2,800
823	AGOGE MARTIAL ARTS	2,800
825	DIANE'S TAILORING	1,400
828	MING'S RESTAURANT	2,183
829-31	LA MESA	4,480
833-35	J'AMOUR BOUTIQUE	1,120
837	THE MUSCLE MEDICS	560
839	FOVERO GREEK	1,400
841	THE FIRESIDE	2,800
<b>TOTAL (SQUARE FEET)</b>		<b>56,254</b>



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# TARA PLAZA

## S 84th & Centennial, Papillion, NE 68046

Lat/Lon: 41.1667/-96.0423

Tara Plaza Papillion, NE 68046	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	10,871	79,631	170,939
2030 Projected Population	11,083	85,133	179,153
2020 Census Population	10,437	76,875	162,651
2010 Census Population	9,909	66,983	145,396
Projected Annual Growth 2025 to 2030	0.4%	1.4%	1.0%
Historical Annual Growth 2010 to 2025	0.6%	1.3%	1.2%
2025 Median Age	38.4	36.5	35.6
<b>Households</b>			
2025 Estimated Households	4,402	32,170	68,107
2030 Projected Households	4,653	35,184	73,018
2020 Census Households	4,094	30,055	63,761
2010 Census Households	3,692	25,893	56,455
Projected Annual Growth 2025 to 2030	1.1%	1.9%	1.4%
Historical Annual Growth 2010 to 2025	1.3%	1.6%	1.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	84.2%	80.0%	76.4%
2025 Estimated Black or African American	4.0%	5.2%	5.1%
2025 Estimated Asian or Pacific Islander	2.4%	3.4%	2.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.7%
2025 Estimated Other Races	9.0%	11.0%	14.9%
2025 Estimated Hispanic	10.1%	12.6%	17.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$136,961	\$123,601	\$116,913
2025 Estimated Median Household Income	\$109,540	\$100,498	\$94,329
2025 Estimated Per Capita Income	\$55,473	\$49,977	\$46,654
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.4%	3.8%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.3%	3.3%
2025 Estimated High School Graduate	19.7%	20.1%	23.0%
2025 Estimated Some College	22.5%	21.6%	21.3%
2025 Estimated Associates Degree Only	12.8%	11.5%	10.4%
2025 Estimated Bachelors Degree Only	25.3%	27.5%	24.5%
2025 Estimated Graduate Degree	15.9%	14.6%	13.6%
<b>Business</b>			
2025 Estimated Total Businesses	462	2,096	6,079
2025 Estimated Total Employees	4,628	21,571	79,912
2025 Estimated Employee Population per Business	10.0	10.3	13.1
2025 Estimated Residential Population per Business	23.5	38.0	28.1