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OFFERING MEMORANDUM



TIGERTOWN PLAZA

RESTAURANT SPACE FOR LEASE
 300 S. 13TH ST, TEKAMAH NE 68016

EXTERIOR PERSPECTIVE_LOOKING SOUTH WEST

CARSON PLACE MIXED USE | TIF APPLICATION

2024 March 07



Tigertown Plaza

CONTENTS

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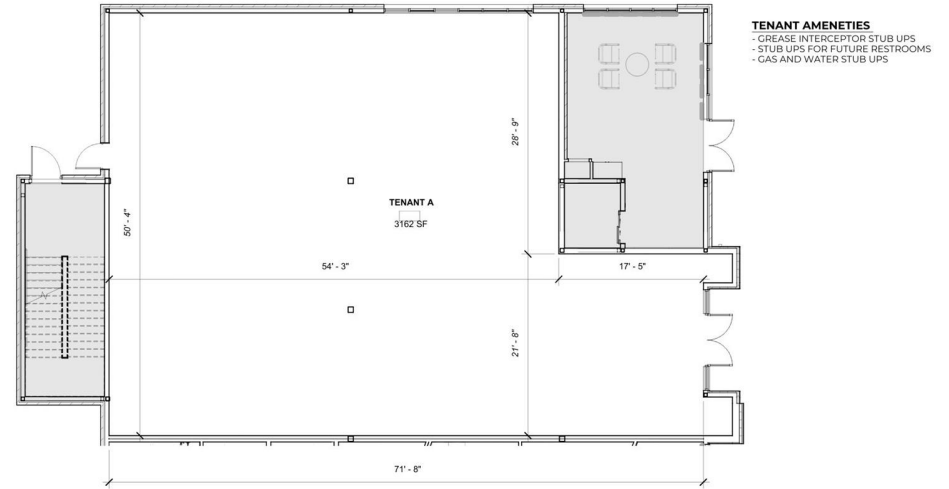
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Brokerage License No.: 100836

HIGHLIGHTS

- Class A New Construction mixed use development featuring 16 apartment units and 2 commercial bays
- Build-to-suit flexibility – tailor the layout, kitchen, and dining experience
- Supportive landlord looking for long-term success
- Highly Visible Location on the Main road
- Tenant Improvement Allowance
- Located in the heart of Downtown Tekamah



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
102	TBD	1	3,162	NNN	Rent negotiable
103	Anytime Fitness	1		NNN	Newly Open

PROPERTY FEATURES

TOTAL TENANTS	1
LAND SF	12,738
LAND ACRES	0.29 AC
YEAR BUILT	2024
ZONING TYPE	Commercial
LOCATION CLASS	A
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
CORNER LOCATION	13th & K St.

MECHANICAL

FIRE SPRINKLERS	Yes
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TENANT INFORMATION

MAJOR TENANT/S	Anytime Fitness
LEASE TYPE	NNN

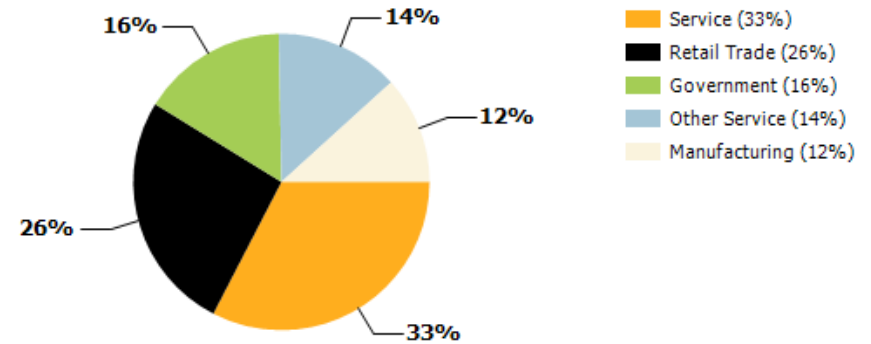
Restaurant Opportunity in Tekamah

- Are you an ambitious restaurateur ready to bring your culinary vision to life? This is your chance to create your dream space with a Build-to-Suit opportunity in a vibrant community. We're offering a unique partnership for experienced and passionate restaurant operators looking to expand or launch a new concept. With flexible design options and a developer ready to customize the space to your needs, your ideal restaurant is just a plan away.
- Tekamah is a historic city located in Burt County, Nebraska, serving as the county seat. Situated in the northeastern part of the state, it lies approximately 45 miles north of Omaha, near the Missouri River

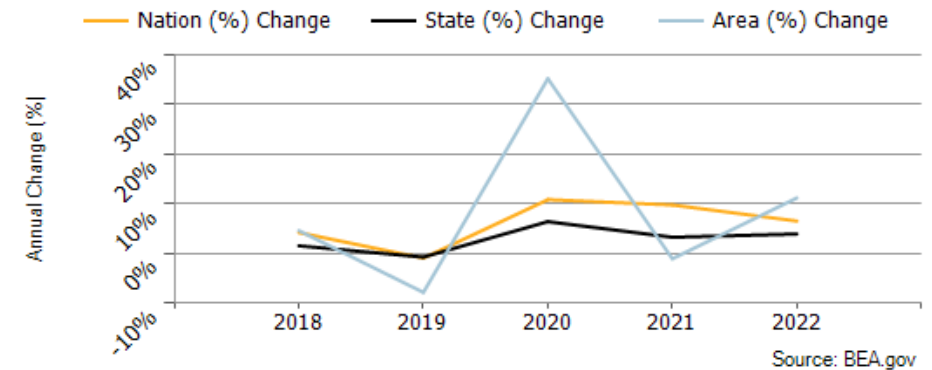
Tekamah, Nebraska

- The property is located in Tekamah, NE, a small city with a population of approximately 1,700 residents. Tekamah is known for its friendly community atmosphere and small-town charm.
- The property is situated on 13th Street, which is a main thoroughfare in Tekamah. This location offers high visibility and easy access for potential customers.
- Nearby businesses include a mix of local retailers, restaurants, and service providers including Anytime Fitness, Tekamah Floral, and Main Street Boutique are within close proximity.
- Tekamah is known for its outdoor recreational opportunities, with parks and the nearby Missouri River providing options for leisure and relaxation.
- The property is centrally located within Tekamah, making it convenient for local residents and visitors to access.

Major Industries by Employee Count

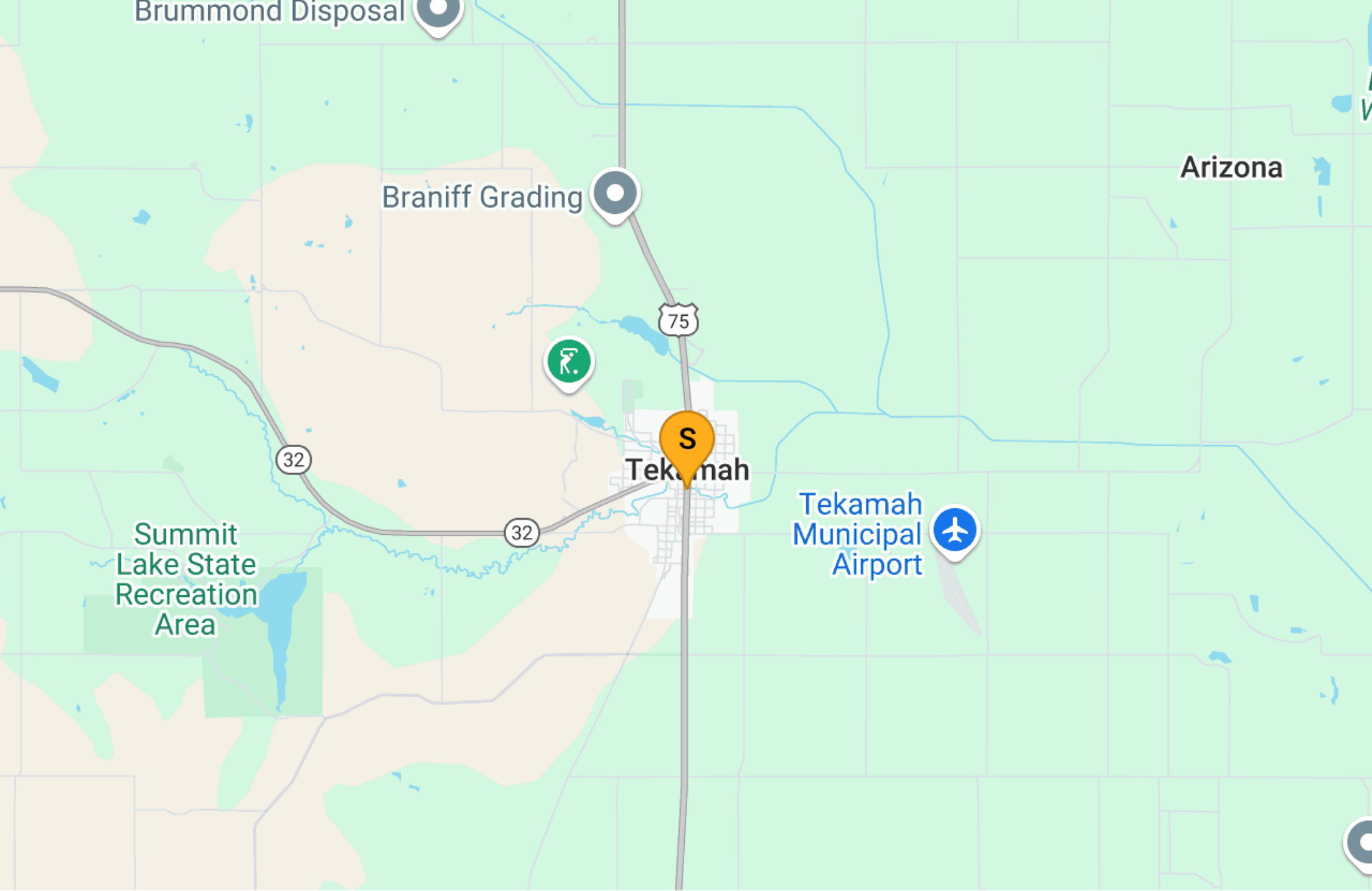


Burt County GDP Trend





Exterior Front View



#	Property Name	Address	City
S	Tigertown Plaza	300 S. 13th St	Tekamah



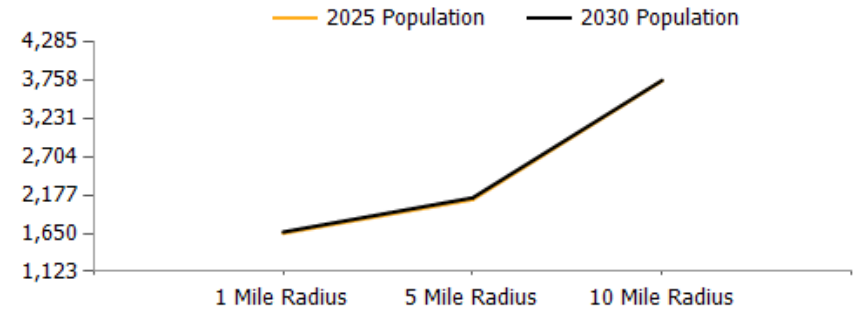
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 4949 Underwood ave, Omaha, NE 68132

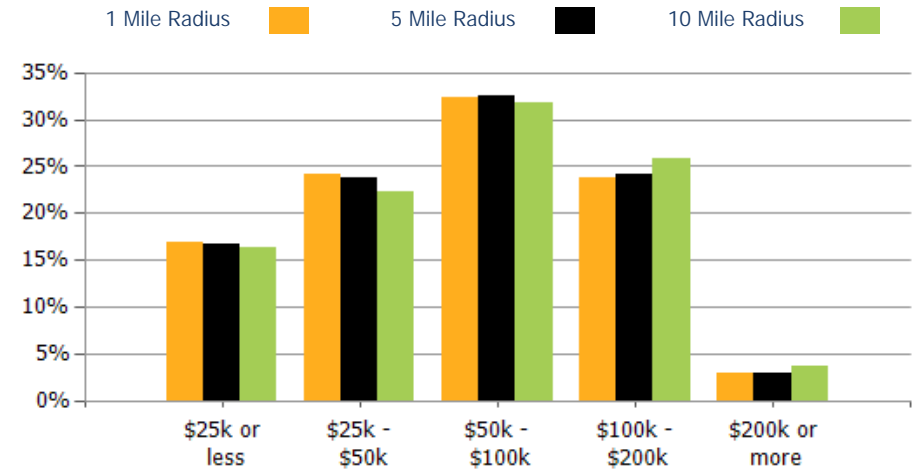
POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	1,895	2,458	4,274
2010 Population	1,734	2,249	3,871
2025 Population	1,650	2,116	3,752
2030 Population	1,669	2,140	3,758
2025-2030: Population: Growth Rate	1.15%	1.15%	0.15%

2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	58	74	133
\$15,000-\$24,999	64	80	121
\$25,000-\$34,999	83	105	158
\$35,000-\$49,999	91	114	190
\$50,000-\$74,999	139	178	287
\$75,000-\$99,999	95	120	209
\$100,000-\$149,999	118	151	283
\$150,000-\$199,999	54	70	118
\$200,000 or greater	21	26	58
Median HH Income	\$59,351	\$59,628	\$63,044
Average HH Income	\$77,861	\$78,173	\$82,212

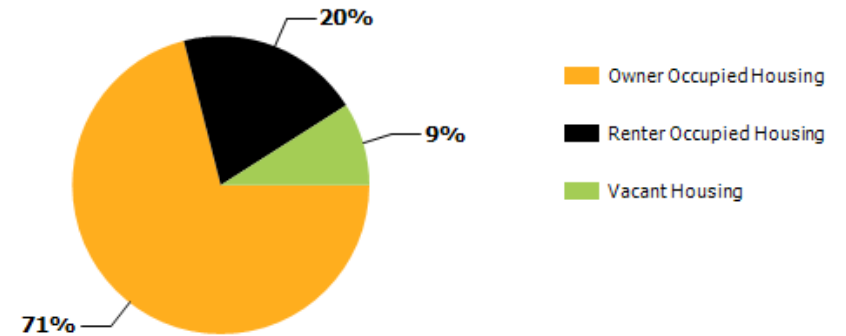
HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2000 Total Housing	900	1,147	2,058
2010 Total Households	715	908	1,558
2025 Total Households	722	919	1,557
2030 Total Households	743	945	1,585
2025 Average Household Size	2.25	2.27	2.39
2025-2030: Households: Growth Rate	2.90%	2.80%	1.80%



2025 Household Income



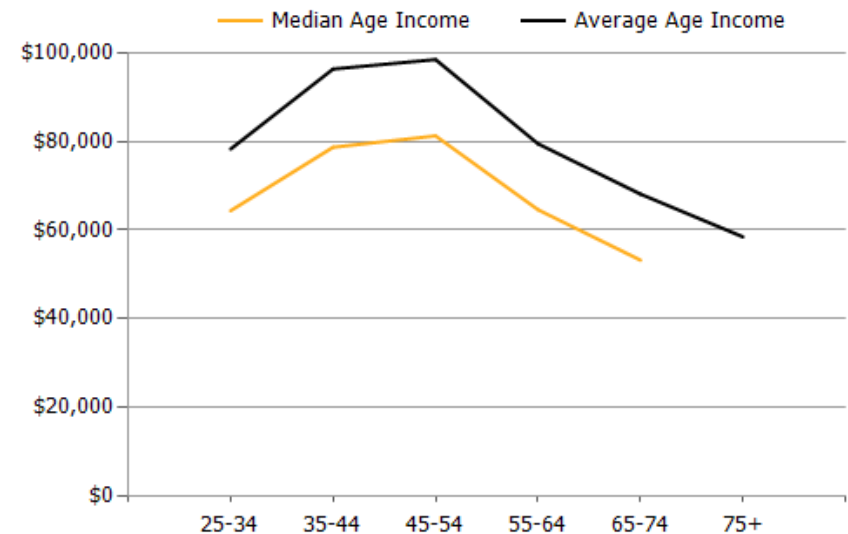
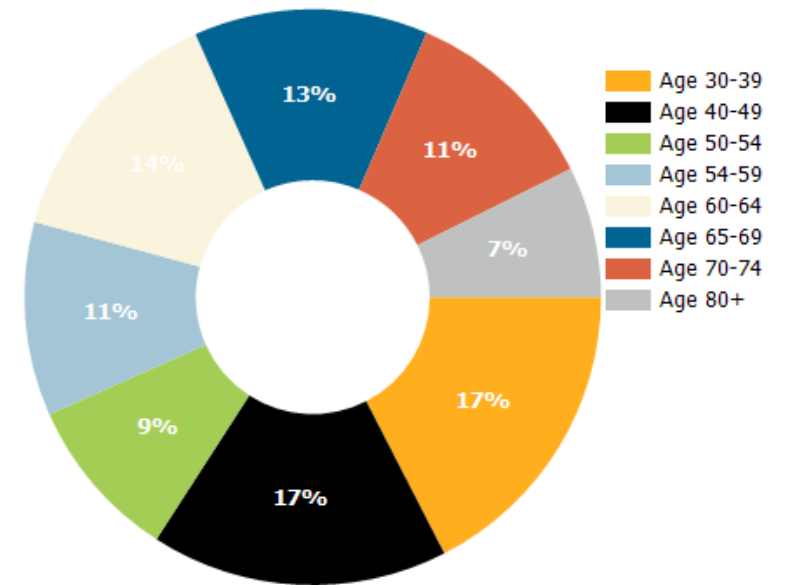
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	87	111	192
2025 Population Age 35-39	91	117	215
2025 Population Age 40-44	80	103	192
2025 Population Age 45-49	90	115	211
2025 Population Age 50-54	94	120	234
2025 Population Age 55-59	111	142	250
2025 Population Age 60-64	144	184	320
2025 Population Age 65-69	134	172	303
2025 Population Age 70-74	114	146	237
2025 Population Age 75-79	75	97	165
2025 Population Age 80-84	51	65	114
2025 Population Age 85+	66	85	129
2025 Population Age 18+	1,305	1,673	2,953
2025 Median Age	48	48	47
2030 Median Age	49	49	48

2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$64,384	\$65,220	\$70,993
Average Household Income 25-34	\$78,352	\$78,108	\$84,154
Median Household Income 35-44	\$78,756	\$79,990	\$87,221
Average Household Income 35-44	\$96,452	\$96,049	\$102,380
Median Household Income 45-54	\$81,331	\$82,862	\$90,651
Average Household Income 45-54	\$98,597	\$99,415	\$104,982
Median Household Income 55-64	\$64,616	\$65,242	\$69,102
Average Household Income 55-64	\$79,543	\$80,018	\$84,016
Median Household Income 65-74	\$53,203	\$53,658	\$53,356
Average Household Income 65-74	\$68,156	\$68,413	\$70,905
Average Household Income 75+	\$58,478	\$58,882	\$57,395



Tigertown Plaza

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