

11310-11314 WICKERSHAM, GRETNA, NE 68028

WICK'S SOUTHPOINTE

\$10.00 - 25.00 SF/YR NNN



**INVESTORS
REALTY INC.**

LEASE BROCHURE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,370 - 2,800 SF
Lease Rate:	\$10.00 - 25.00 SF/YR NNN
Est. NNN Exp:	\$7.48 SF/YR
Year Built:	2012
Building Size:	10,617
Zoning:	BG
Traffic Count:	67,500

PROPERTY OVERVIEW

Exceptional visibility and access off of Highway 370 and I-80. Shadow anchored by Walmart. Highway 370 Westbound recently widened to Gretna. Near Werner Park on key development corridor to Papillion. Build to suit drive thru available - 2,800 sf

PROPERTY HIGHLIGHTS

- Exceptional visibility and access off Highway 370 and I-80
- Shadow anchored by Wal-Mart
- Highway 370 recently widened to Gretna
- Near Werner Park on key development corridor to Papillion
- Monument signage available



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AVAILABLE SPACES

LEASE TYPE	NNN
TOTAL SPACE	1,370 - 2,800 SF
LEASE TERM	Negotiable
LEASE RATE	\$10.00 - \$25.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200	Available	1,370 SF	NNN	\$10.00 SF/yr	Base rent: \$1,141.67 Total Monthly rent: \$1,995.63
Drive - thru	Available	2,800 SF	NNN	\$25.00 SF/yr	Base rent: \$5,833.33 Build to Suit with drive thru option available.



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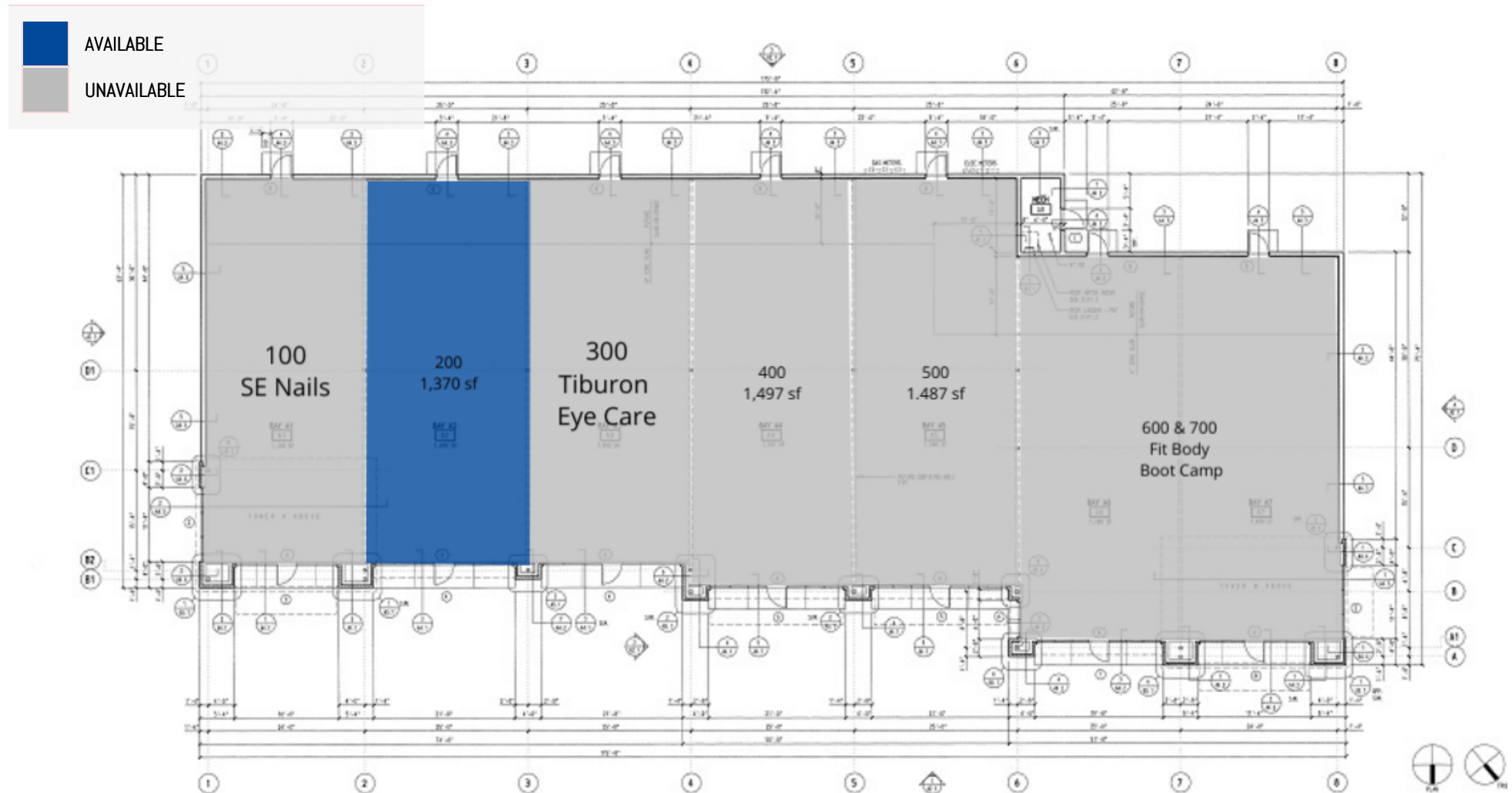
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AVAILABLE SPACES



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
200	Available	1,370 SF	NNN	\$10.00 SF/yr	Base rent: \$1,141.67 Total Monthly rent: \$1,995.63
400	-	1,490 SF	NNN	-	Base rent: \$1,241.67 Total Monthly rent: \$2,170.43
500	-	1,494 SF	NNN	-	Base rent: \$1,245.00 Total Monthly rent: \$2,180.63



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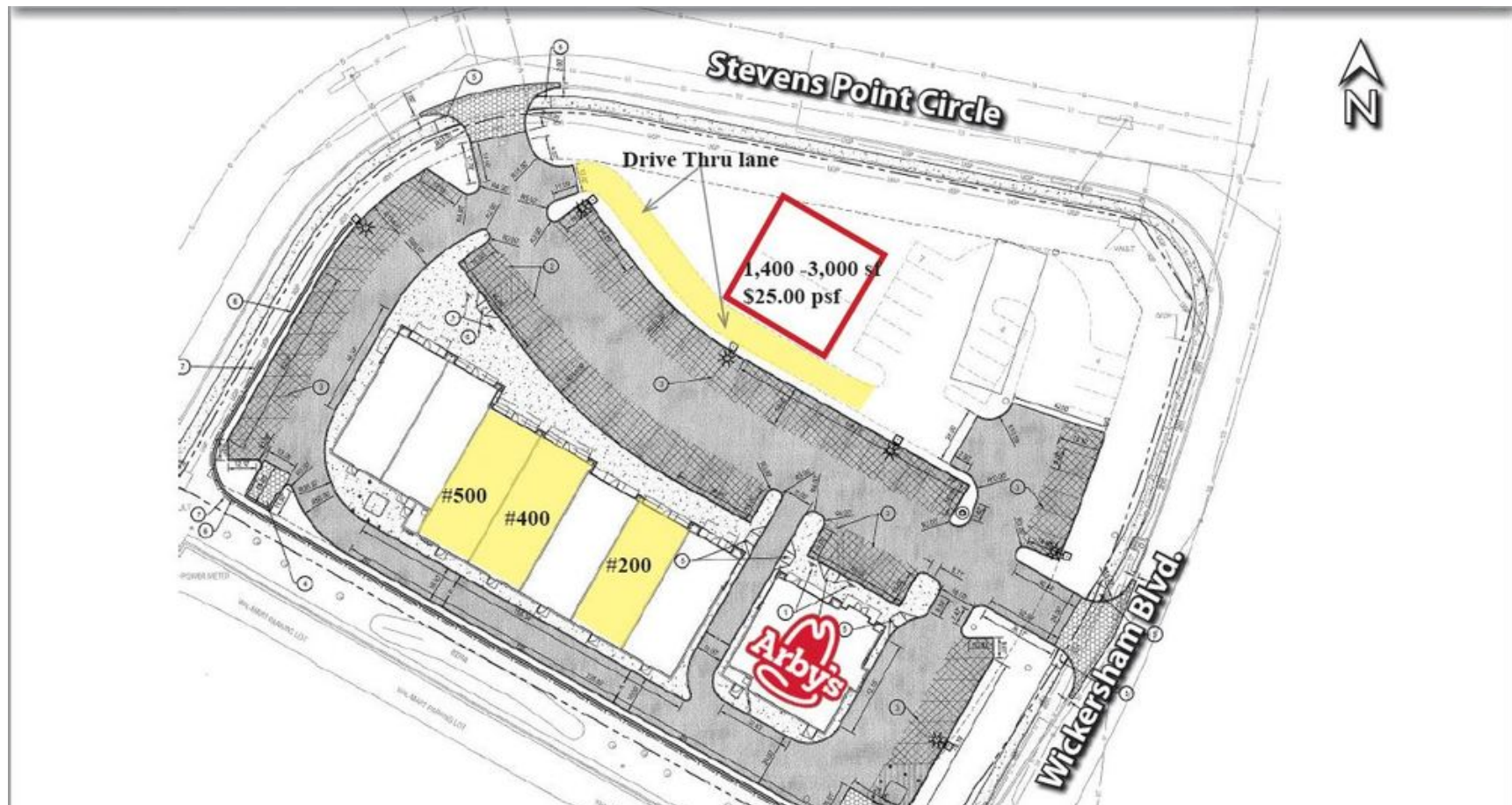
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WICK'S SOUTHPOINTE

DRIVE THRU OPTION



1

FLOOR PLAN NAME

Floor Plan Information



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WICK'S SOUTHPOINTE

SITE MAP



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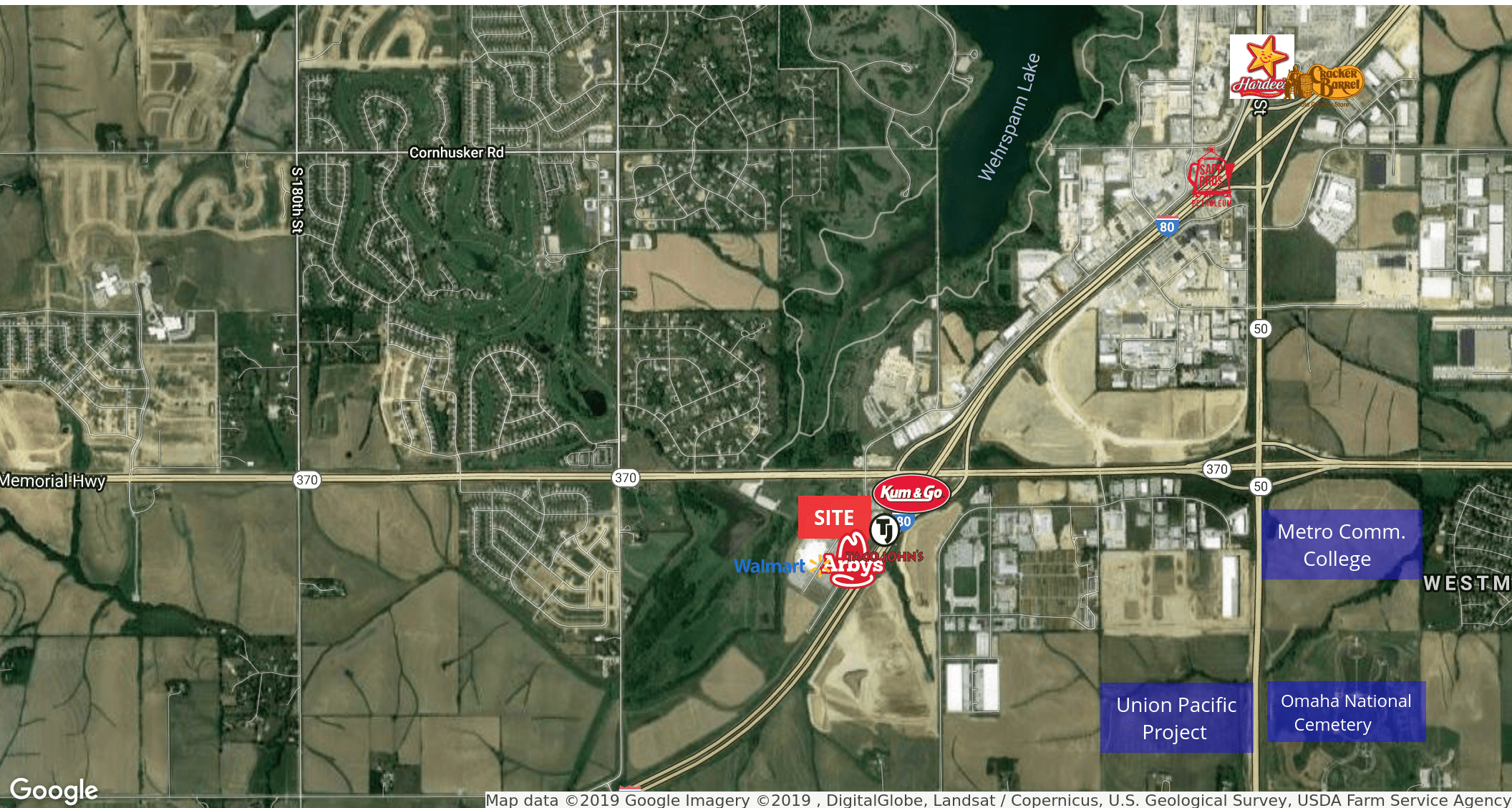
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WICK'S SOUTHPOINTE

RETAILER MAP



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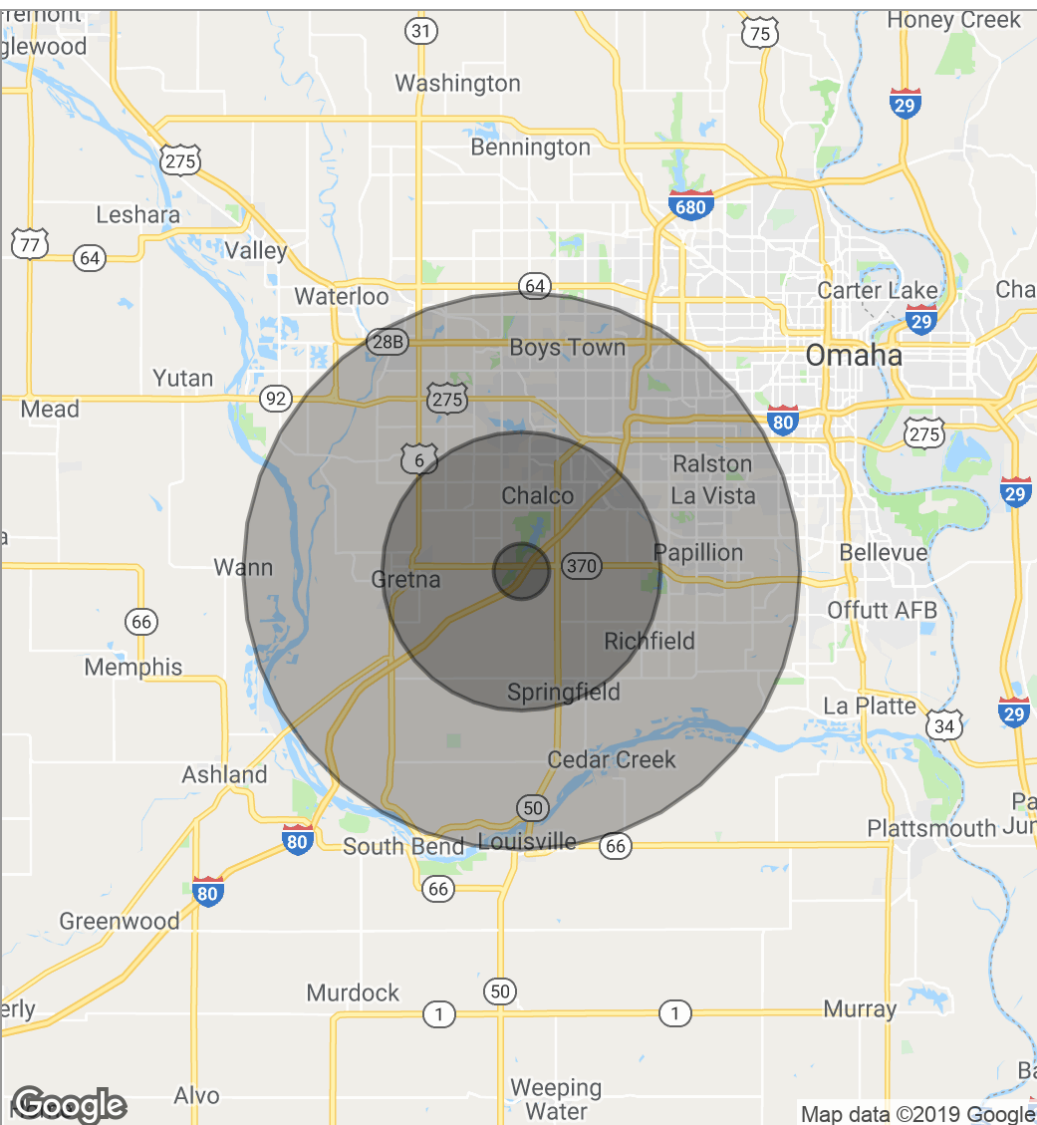


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WICK'S SOUTHPOINTE

DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,083	75,714	313,393
Median age	34.5	33.5	35.9
Median age (Male)	35.6	32.6	34.9
Median age (Female)	33.9	34.1	36.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	405	27,219	118,843
# of persons per HH	2.7	2.8	2.6
Average HH income	\$116,693	\$90,487	\$91,989
Average house value	\$338,227	\$210,905	\$220,588

** Demographic data derived from 2010 US Census*



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