



Building Type:	Retail
Available SF:	13,628
Total SF:	13,628
Year Built:	1998
Sale Price:	\$2,500,000
Last Updated:	Feb 12, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Marcus & Millichap, as exclusive advisor, is pleased to present the opportunity to acquire a 100% fee simple interest in Stonegate Plaza (the Property), a 13,648 square-foot retail strip center located in Omaha, NE. Built in 1998, the property sits on 1.38 acres. Stonegate Plaza is 100% leased to a diverse tenant line-up anchored by Sherwin Williams who has been at the property for over 20 years. Each lease is triple net including providing stable and predictable cash flows. 64% of the GLA is occupied by tenants that have been at the property over 15 years and all tenants have a weighted average lease term of 4.5 years remaining. This premier neighborhood-style service-oriented center is leased to an e-commerce resistant tenant roster which is widely recognized by residents and surrounded by high income communities. As of Q3 2024 the retail vacancy rate in Omaha, Nebraska was below 6% which is the lowest its been in the last 20 years. This creates long-term stable cash flow for the new ownership group of this property. Stonegate Plaza is strategically located on N 120th St (20,000 VPD). The property benefits from the dense residential demographics with more than 225,000 residents within a 5-mile radius with an average household income of over \$100,000. The immediate area continues to improve and has continued projected population growth over the next 5 years. The area continues to infill with new apartments under construction less than half a mile to the south. Stonegate Plaza is being offered free and clear of debt at a 7.36% cap rate totaling \$2,500,000.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Property Images



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