



Building Type:	Retail
Available SF:	20,234
Total SF:	20,234
Year Built:	2003
Last Updated:	May 12, 2025

Economic Development Contact

Angie Baber  
Greater Omaha Economic Development Partnership  
808 ConAgra Drive, Ste 400`  
Omaha, NE 68102  
| ababer@selectgreateromaha.com

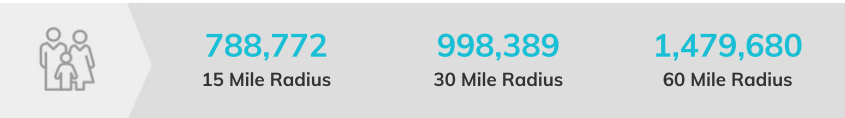
Realtor/Owner Contact

Grant Kobes  
| gkobes@investorsomaha.com

Property and Area Description

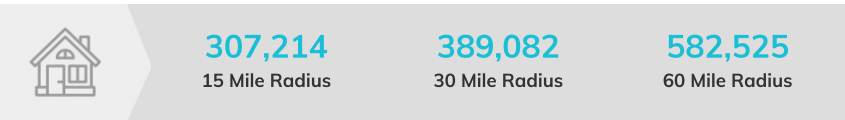
Part of the 155,000 sq. ft. West Point mixed use development located at 156th & West Maple Road 100% occupied retail strip center with several long-term tenants and a history of full occupancy Monument sign along 156th Street West Maple Road is northwest Omahas primary traffic corridor providing access to retail, schools, and residential neighborhoods. Many national and local retailers located in close proximity Excellent demographics including 188,000 people and 74,000 households within 5 miles Leases are NNN with few modifications. 2025 budgeted CAM, Taxes and Insurance are reimbursed by tenants at the rate of 95.8% Original roof A section of the buildings main sewer line failed and was replaced in 2022/2023 and a portion of the Tanners kitchen sewer line and grease interceptor line failed and was replaced in 2024. See agent for detailed information. ALTA Survey completed by TD2 April 27, 2023 Phase I ESA completed by Terracon April 24, 2023. No RECs found and no additional investigation warranted Seller is selling to acquire property which is adjacent to, and in support of, sellers main operating business. Seller purchased the property June 1, 2023 using 1031 exchange funds. In adherence to safe harbor rules, seller cannot close on the sale of the property to a new buyer prior to June 2, 2025. .

Population



Source: ESRI®, 2024

Households

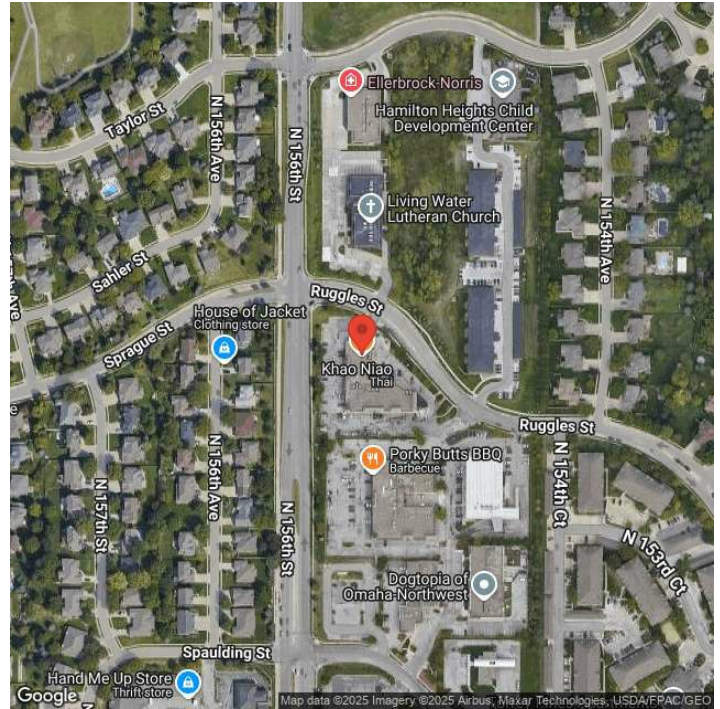


Source: ESRI®, 2024

Transportation

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

## Property Images



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