



KUM & GO CONVENIENCE STORE - OMAHA, NE - ABS. NNN

1010 S 189TH ST, OMAHA, NE 68022

\$2,563,220
5.4% CAP



OMAHA, NE

\$2,563,220 | 5.4% CAP

- Kum & Go Convenience Store With 5.5+ Years Remaining
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Attractive 1.5% Annual Rental Increases
- Located at the Entrance of 3 Residential Neighborhoods, Generating Excellent Customer Traffic
- Situated on a Hard Signalized Corner With Great Visibility From Main Thoroughfare (10,725+ VPD)
- Ideally Located in an Affluent 1 Mile Community, Boasting an Average Household Income of \$174,491
- Dense 5 Mile Population of 133,449 With an Anticipated 3.3% Growth in Coming 5 Years
- 15 Miles to Downtown Omaha, the Most-Populous City in the State
- Strong Brand Recognition Tenant, Corporately Guaranteed Lease Structure With Over 400+ Convenience Stores Nationwide

EXCLUSIVELY MARKETED BY:

BRIAN BROCKMAN
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PROPERTY DETAILS:

Building Area:	3,290 SF
Land Area:	1.18 AC
Year Built:	2006
Guarantor:	Corporately Guaranteed
Price (Psf):	\$779.09

LEASE OVERVIEW:

Remaining Lease Term:	5.5+ Years
Rent Commencement:	3/13/2007
Lease Expiration:	3/12/2027
Base Annual Rent:	\$138,414
Lease Type:	Absolute NNN
Scheduled Rent Increases:	4/1/2022; 1.5% Annually
Options & Increases:	Four (4), 5-Year; 1.5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



OMAHA

Omaha, Nebraska, otherwise known as “The Gateway to the West,” is the largest city in the state and a historical hub for transportation. Forbes ranked Omaha as the seventh best city to raise a family in the US. In addition, Omaha is home to 5 Fortune 500 Companies including Union Pacific and Berkshire Hathaway.

1.09% Annually
2020 Population Growth



835K+
2020 Total Population



\$59,266
2020 Median Household Income



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	6,285	47,510	129,738
2020 Estimated	7,815	52,814	133,449
2025 Projected	8,299	55,195	137,889

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	24.34%	11.16%	2.86%
2020 - 2025	6.19%	4.51%	3.33%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$159,362	\$118,132	\$105,715
Average	\$174,491	\$143,259	\$127,207

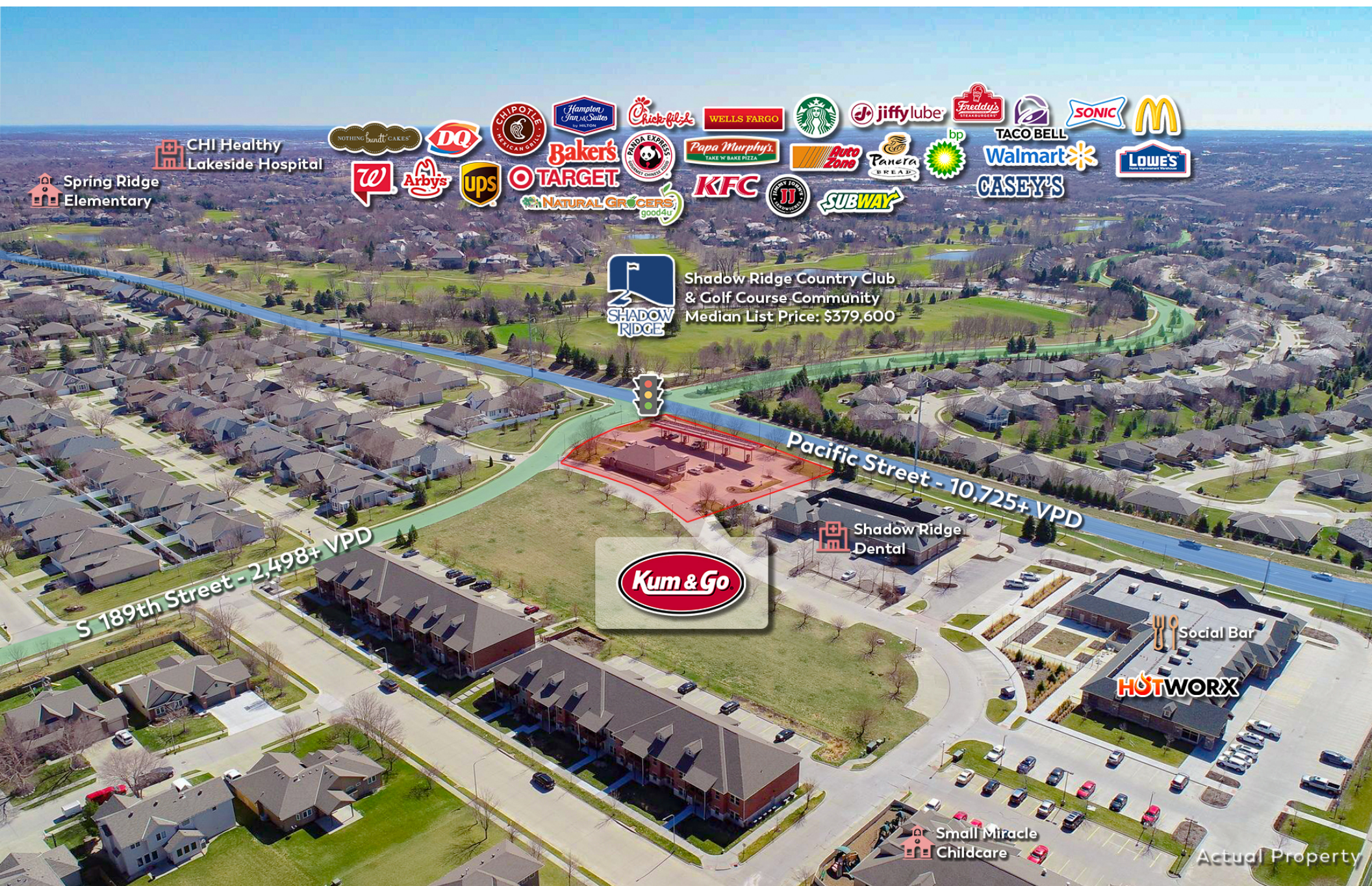
Demographic data provided by CoStar



15.7 Miles to
Downtown Omaha

RETAIL MAP

1010 S 189TH ST | OMAHA, NE



RETAIL MAP

1010 S 189TH ST | OMAHA, NE



Pacific Springs
Golf Course

Elkhorn Ridge
Middle School



Kum & Go

Shadow Ridge
Dental

Social Bar



Shadow Ridge Country Club
& Golf Course Community
Median List Price: \$379,600

Pacific Street - 10,725+ VPD

S 189th Street - 2,498+ VPD

Actual Property



Key Demographics 5 Miles



Total Population
2020
133,449



Projected Growth
2020 - 2025
3.33%



Actual Property



Actual Property



62 Years
of Success



Privately
Owned



Headquarters
Des Moines, IA



\$2.6B
Annual Revenue



400+
Locations

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Actual Property



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