

# INVESTMENT HIGHLIGHTS | THE SHOPPES AT GRAYHAWK

## OVERVIEW



### Property Address

14455-14615 W Maple Rd  
Omaha, NE 68116



### Square Feet

220,998 SF / 20.01 Acres



### Effective Occupancy

98%



### Year Built

2001-2004



### Anchor Tenant

Lowe's



**NEW ESSENTIAL,  
DAILY NEEDS  
SHOPPING CENTER**



**VALUE CREATION & NOI  
GROWTH**



**ESSENTIAL  
NEIGHBORHOOD  
SHOPPING DESTINATION**



**LEASE-UP OPPORTUNITY  
OF 4,936 SF**



**STRONG FUNDAMENTALS  
WITH HIGH-QUALITY  
TENANT ROSTER**



**OUTSTANDING LOCATION  
HIGHLY DESIRABLE  
DEMOGRAPHICS**

	1-Mile	3-Mile	5-Mile
<b>Population</b>			
2022 Estimate	9,481	72,620	178,257
<b>Average Household Income</b>			
2022 Estimate	\$111,260	\$121,292	\$107,335
<b>Households</b>			
2022 Estimate	3,834	27,700	71,670

# THE SHOPPES AT GRAYHAWK



**First National Realty Partners**, one of the nation's premier sponsors of commercial real estate partnerships, is proud to present the opportunity to invest in a multi-tenant shopping center located in Omaha, Nebraska. The Shoppes at Grayhawk is an institutional quality, 220,998 square foot shopping center that is 98% occupied.

The property is under contract to be purchased for \$23,600,000 dollars which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

The Shoppes at Grayhawk is anchored by a 140,000 square-foot Lowe's home improvement store. Lowe's has been a tenant at the center since 2002, has lease term through April 2033 and maintains ten 5-year renewal options that will allow them to remain at the site until 2083. Lowe's is the second-largest hardware chain in the world and operates or services more than 2,200 home improvement and hardware stores throughout the United States and Canada. Lowe's has a market capitalization of over \$150 billion dollars and we benefit from Lowe's strong S&P credit rating of BBB+.

The Shoppes at Grayhawk features a high-quality tenant roster including Michaels, Dollar Tree, Chipotle, Jimmy John's, and First Watch. The remaining 4,936 square feet of vacant space in the center provides FNRP with the opportunity to increase foot traffic, enhance cash flow and create meaningful upside.

The Shoppes at Grayhawk is situated in a densely populated retail corridor approximately 12 miles west of downtown Omaha. The property sits at a signalized intersection along the region's dominant east-west thoroughfare which sees combined traffic counts of over 48,000 vehicles per day. Within a 5-mile radius of the property, the population is nearly 180,000 people and the average household income is over \$107,000 dollars.





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