

SHOPPES AT LUX 96

9831 S. 96th Street / Papillion, NE 68046

2,326 SF Retail Space / For Lease



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**WE ARE
THE CENTER
OF RETAIL**

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PROPERTY OVERVIEW

Retail space available in a 400 unit multi-family apartment complex newly built in 2022. Located southeast of 96th and Portal Road. Take advantage of this great ground level multi-tenant retail opportunity attached to a growing community. Join this growing development along with current tenants, Lux American Grill, Café Diem, Just Pop'd, Cat Cow Yoga and First State Bank.




***Landlord offering generous tenant improvement allowance package to put great tenants into business!**



PROPERTY HIGHLIGHTS

Lease Rate	\$25.00 PSF NNN
Total Available	2,326 SF
Building Size	190,000 SF
Year Completed	2022
Total Site Area	14.76 AC
Zoning	Mixed Use
Traffic Counts	13,327 EADT

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	7,802	\$126,088	3,070
3 Miles	79,131	\$90,928	31,387
5 Miles	155,173	\$86,729	62,011

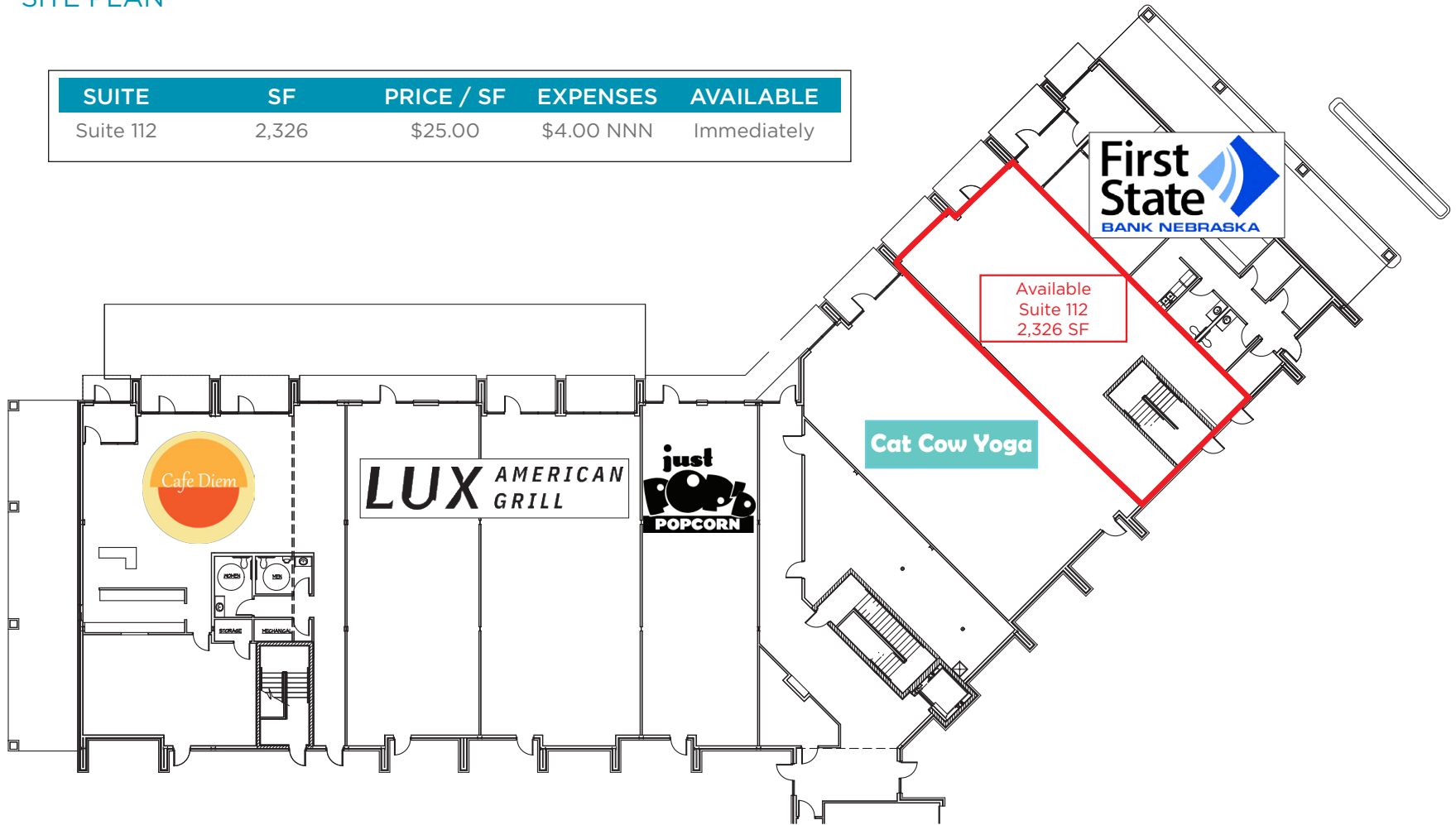
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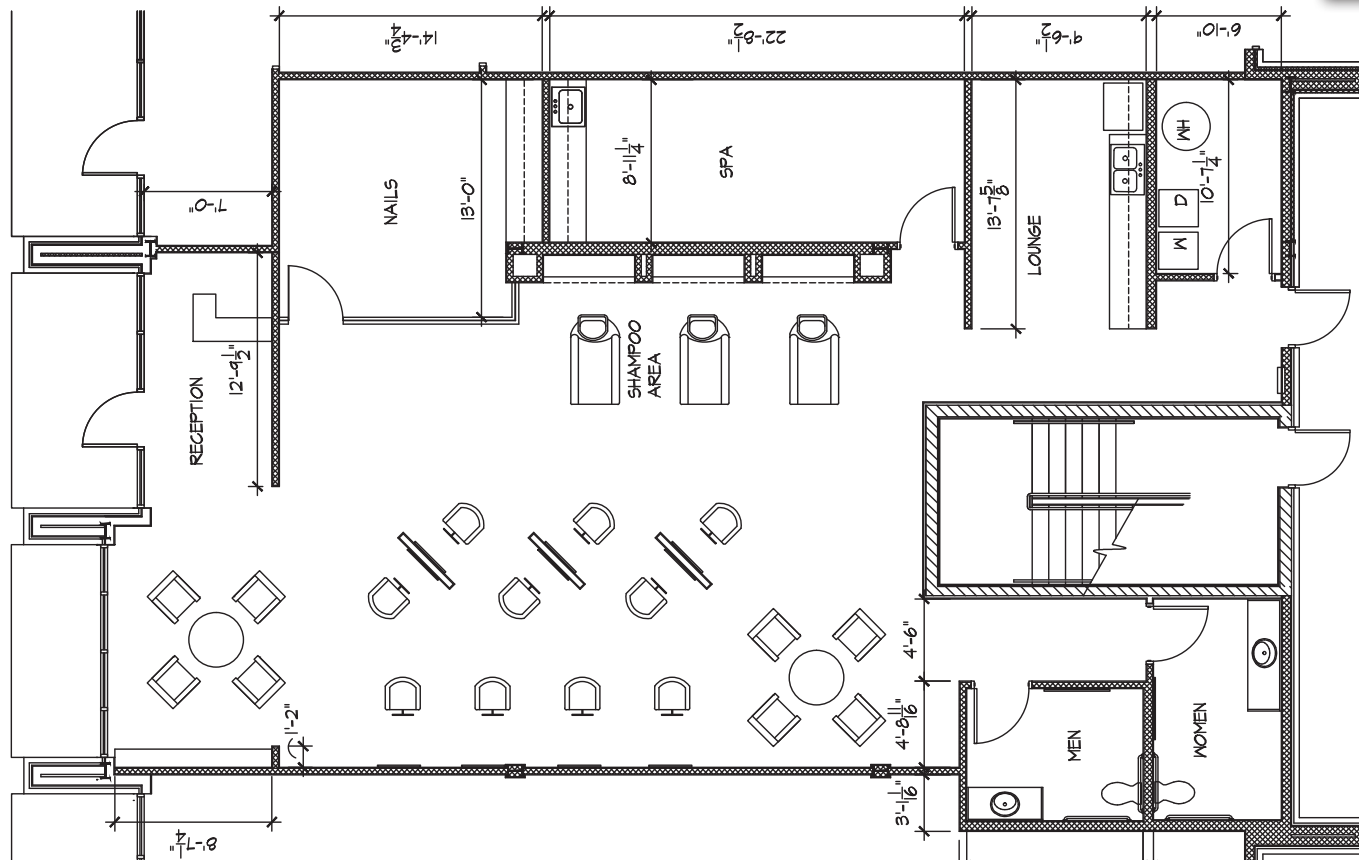
SITE PLAN

SUITE	SF	PRICE / SF	EXPENSES	AVAILABLE
Suite 112	2,326	\$25.00	\$4.00 NNN	Immediately



SUITE 112: NAIL SALON TEST FIT

***Strong Tenant Improvement Allowance for Tenants!**





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TRADE MAP



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