

4849 N. 90TH STREET

Omaha, NE 68134

Retail End Cap / For Lease



Holly Jones / Director of Retail Services / holly.jones@lundco.com / +1 402 548 4038
Trey MacKnight / Associate / trey.macknight@lundco.com / +1 402 548 4079

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PROPERTY OVERVIEW

The north 90th Street corridor is filled with national and local retail and office users. Former restaurant space available for immediate occupancy. Located just south of Fort Street on 90th.

PROPERTY HIGHLIGHTS

Lease Rate	\$12.00 PSF NNN
Total Available	1,523 SF
Building Size	1,523 SF
Year Built	1996
Total Site Area	0.68 Acres
Zoning	CC
Traffic Counts	20,769 EADT
Operating Expenses	\$2.60 Taxes \$0.97 Insurance \$3.06 CAM \$6.63 Total



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



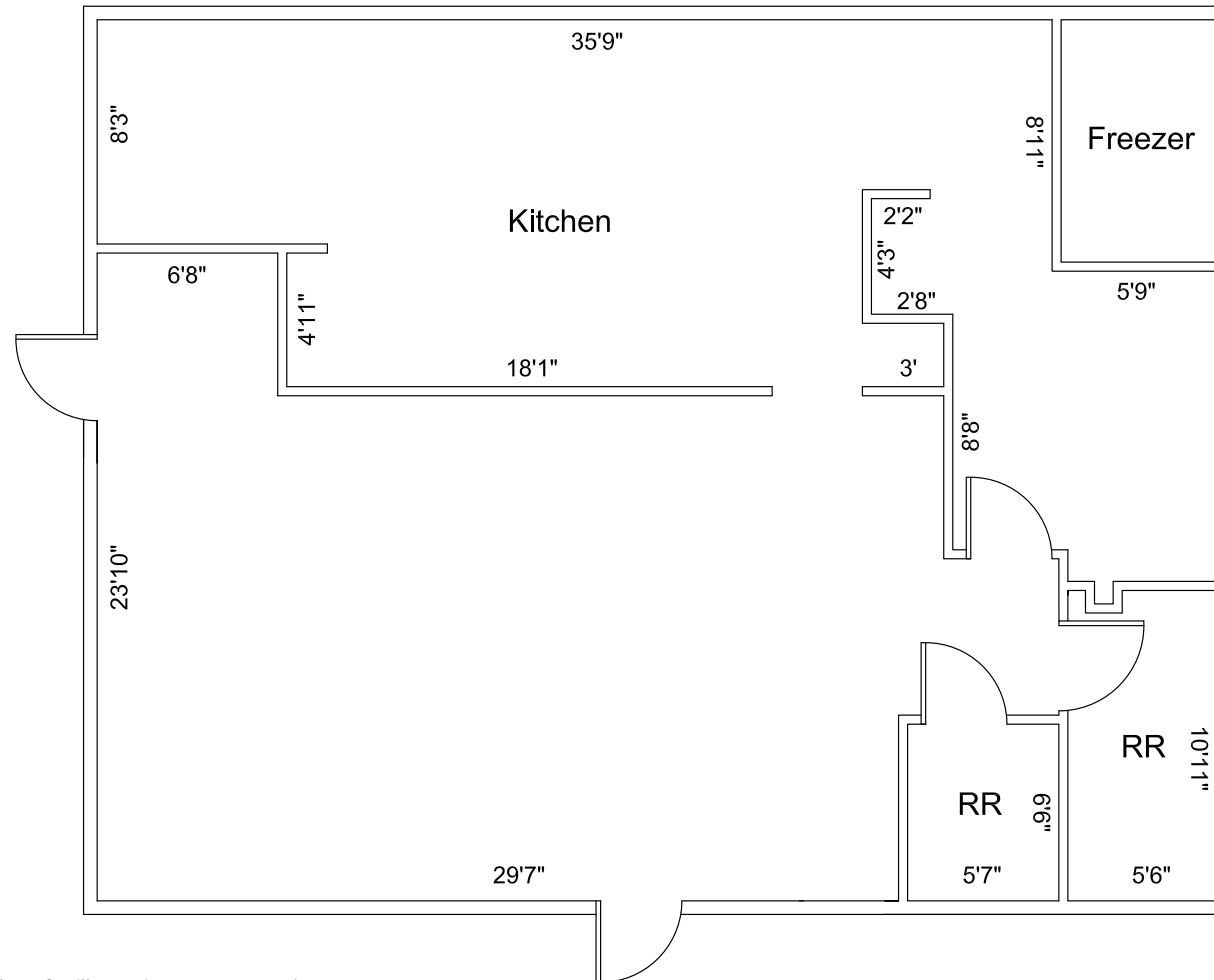
MEDIAN
HOUSEHOLD INCOME



NUMBER OF
HOUSEHOLDS

1 Mile	10,325	\$59,078	4,186
3 Miles	96,401	\$54,792	41,652
5 Miles	201,988	\$57,937	90,460

Suite 4849 Floor Plan



** Floor plan measurements are approximate and are for illustration purposes only.



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Omaha, NE 68114
+1 402 393 8811
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