

FOR LEASE - FORT PLAZA

5402 NORTH 90TH STREET, OMAHA, NE 68134

RETAIL/OFFICE | 1,200 - 7,926 SF | \$10.00 - 14.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Grace Newton

402.980.0111

gnewton@lee-associates.com

Jordan Potthoff

308.765.1822

jpotthoff@lee-associates.com

FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,200 - 7,926 SF | \$10.00 - \$14.00 SF/yr (NNN)



PROPERTY DESCRIPTION

Space available for a variety of retail or office users. Located off 90th & Fort Street and surrounded by national retail stores and food chains. Area schools, churches, and businesses bring traffic to the center. Monument signage and tenant improvement allowances available!

PROPERTY HIGHLIGHTS

- Monument signage
- High traffic area
- Excess parking

LOCATION DESCRIPTION

Located on 90th & Fort Street.

OFFERING SUMMARY

Lease Rate:	\$10.00 - \$14.00 SF/yr (NNN)
NNN Expenses:	\$4.38 p.s.f.
Available SF:	1,200 - 7,926 SF
Building Size:	38,923 SF

CONTACT

Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Jordan Potthoff
jpotthoff@lee-associates.com
C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

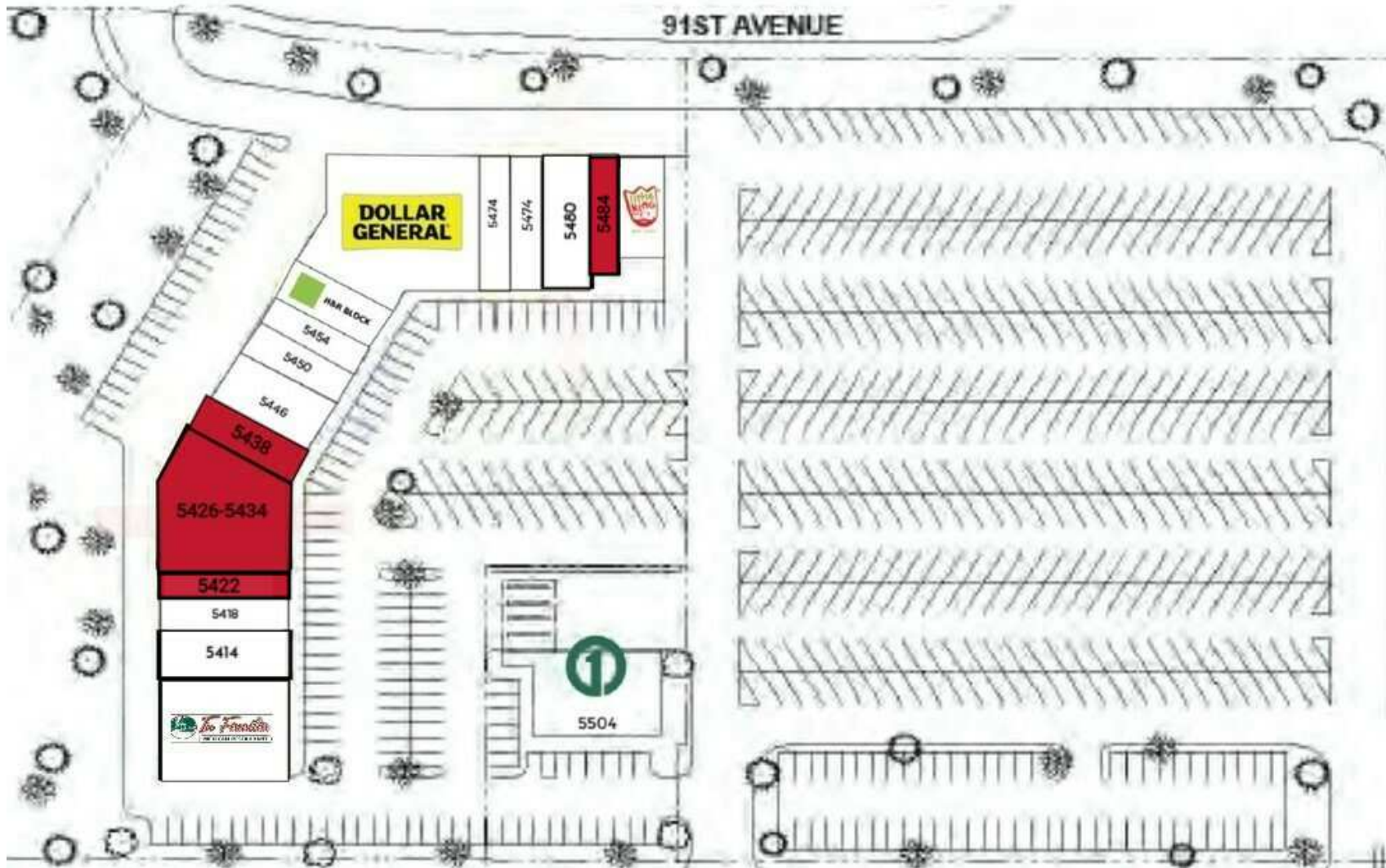
FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,200 - 7,926 SF | \$10.00 - \$14.00 SF/yr (NNN)

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



CONTACT

Grace Newton

gnewton@lee-associates.com

C 402.980.0111

Jordan Potthoff

jpotthoff@lee-associates.com

C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,200 - 7,926 SF | \$10.00 - \$14.00 SF/yr (NNN)



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
5422	1,400 SF	\$2,137 per month	Former office available 4/1/25.
5426-5434	5,326 SF	\$6,356 per month	Open with rear storage.
5438	1,200 SF	\$1,832 per month	Former office.
5422 - 5438	1,200 - 7,926 SF	Negotiable	All 3 spaces can be joined.
5484	1,400 SF	\$2,137 per month	Former office.

CONTACT

Grace Newton

gnewton@lee-associates.com

C 402.980.0111

Jordan Potthoff

jpotthoff@lee-associates.com

C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

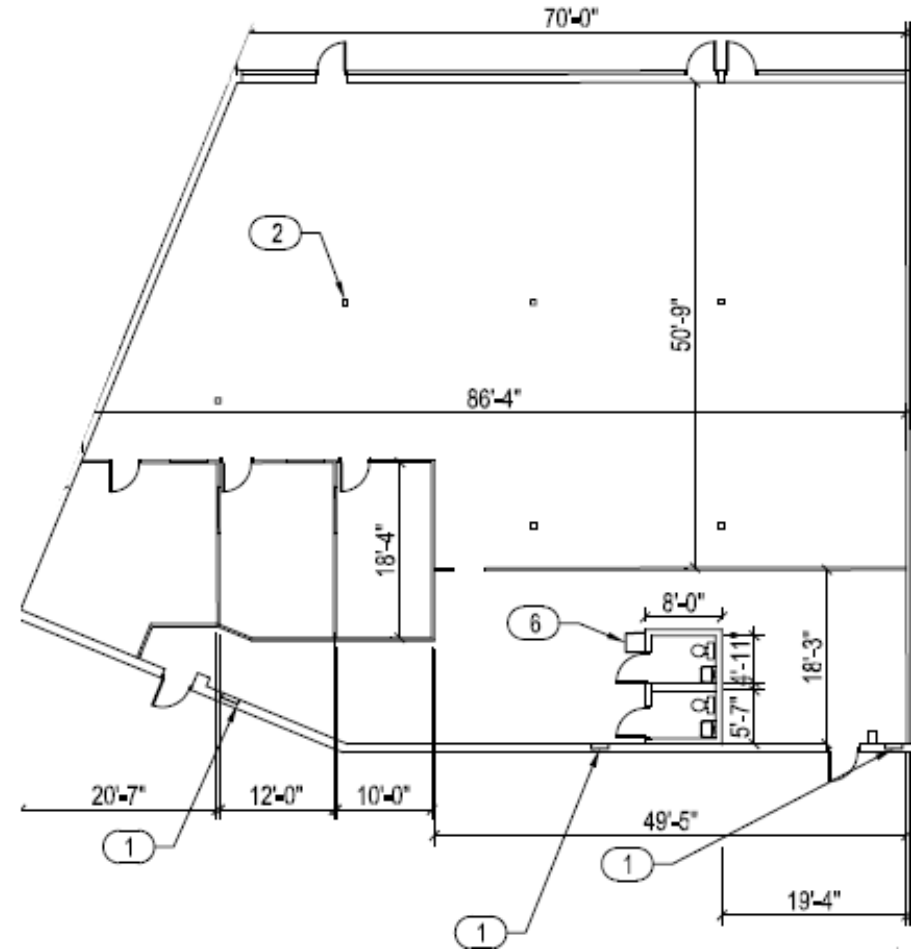
FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,200 - 7,926 SF | \$10.00 - \$14.00 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



Floorplan

5426-5434

CONTACT

Grace Newton

gnewton@lee-associates.com

C 402.980.0111

Jordan Potthoff

jpotthoff@lee-associates.com

C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

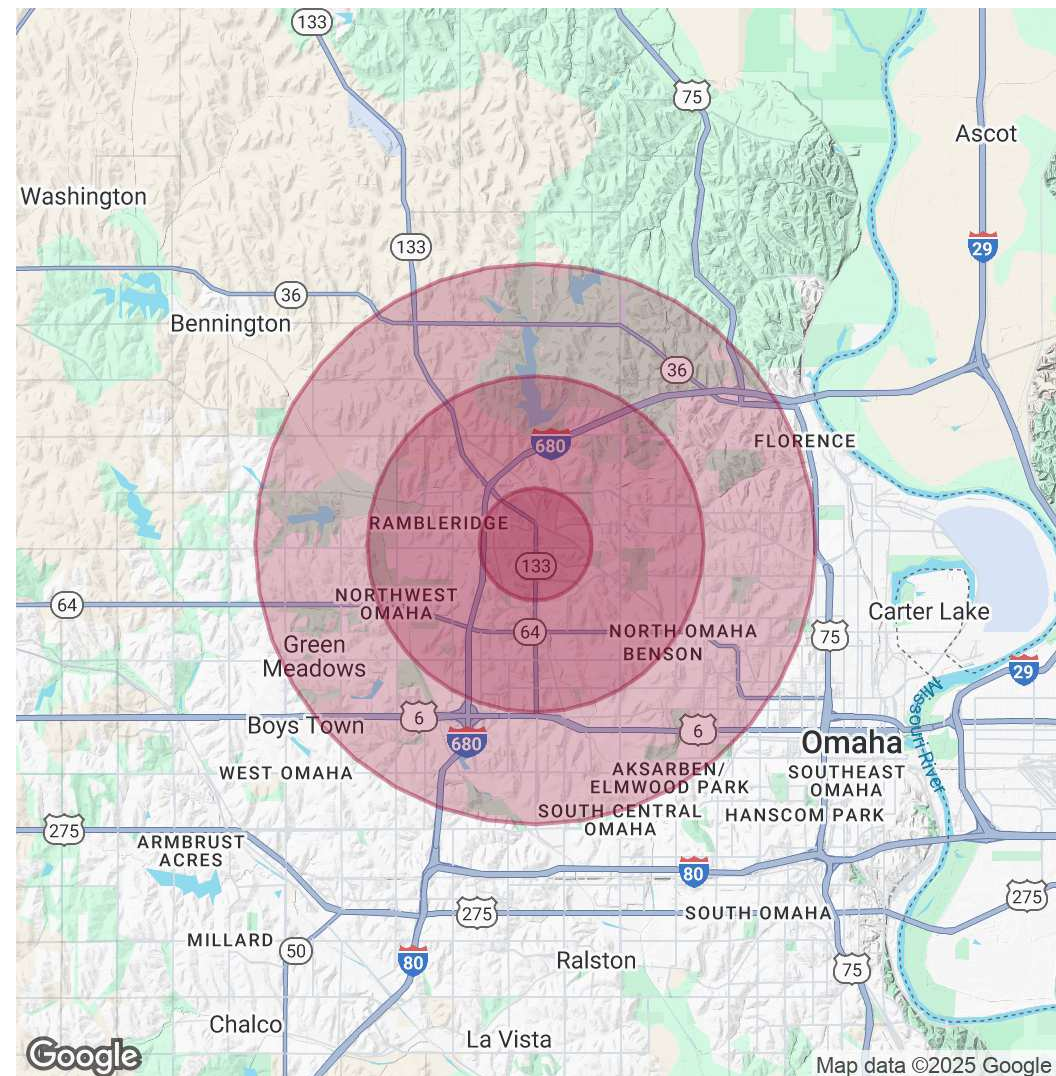
5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,200 - 7,926 SF | \$10.00 - \$14.00 SF/yr (NNN)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,473	78,583	184,641
Average Age	38.1	34.5	35.0
Average Age (Male)	35.7	33.2	33.6
Average Age (Female)	40.2	35.2	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,404	33,215	77,223
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$59,844	\$57,849	\$67,590
Average House Value	\$132,163	\$138,597	\$151,128

* Demographic data derived from 2020 ACS - US Census



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Jordan Potthoff

jpotthoff@lee-associates.com
C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,200 - 7,926 SF | \$10.00 - \$14.00 SF/yr (NNN)



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Jordan Potthoff

jpotthoff@lee-associates.com
C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.