

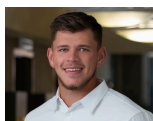


2728 N 108TH STREET | OMAHA, NE
3,730 SF

OFFICE & RETAIL | FOR SUBLEASE



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

RENT	\$15/sf
NNN	\$4.50/sf
SF AVAILABLE	3,730
BUILDING CLASS	B

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

DESCRIPTION

Position your business in one of Omaha’s most visible retail corridors. This modern retail building at 2728 N 108th Street presents a rare sublease opportunity with exceptional street presence, flexible configurations, and ample on-site parking. The property sits just off I-680 and Maple Street, providing excellent access and visibility to daily traffic in a strong commercial corridor surrounded by established retail and residential density. Offering 3,730 sq ft, join Jimmy Johns and Rock Valley Physical Therapy in a one of a kind opportunity!



BUILDING INFORMATION

BUILDING SIZE	9,000
MIN DIVISIBLE	3,730
MAX CONTIGUOUS	3,730
NUMBER OF FLOORS	1
YEAR BUILT	2012

ADDITIONAL INFORMATION

ZONING	Commercial
NUMBER OF ACRES	1.33

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PARKING & TRANSPORTATION

PARKING TYPE	Surface Lot
TRAFFIC COUNT	23,052

PROPERTY & LOCATION HIGHLIGHTS

- Great co-tenants that drive constant traffic with Jimmy Johns and Rock Valley Physical Therapy
- Great visibility facing 108th St. with ample parking
- 3,730 sq ft with drive through capabilities

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,859	91,604	236,496
AVERAGE AGE	33	38	37

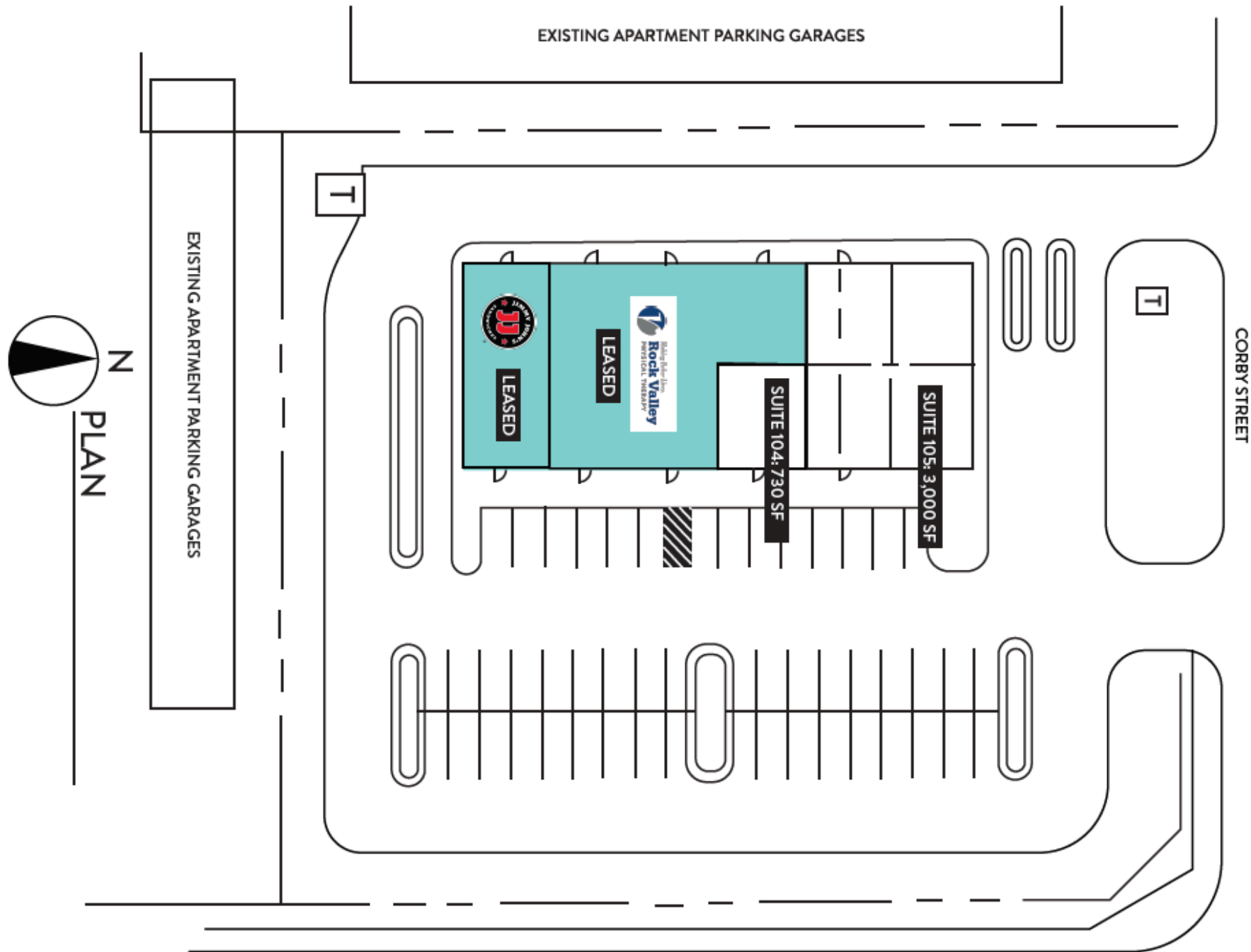
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,445	40,330	96,039
PEOPLE PER HH	2	2.2	2.4
AVERAGE HH INCOME	\$67,641	\$92,308	\$98,632
AVERAGE HH VALUE	\$187,266	\$229,438	\$235,483

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PHOTOS

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PLOT PLAN

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AREA BUSINESSES

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