

Flex/ Retail Space Highwaymen Suite 2 FOR LEASE

Flex/ Retail Space
13633 S 217th St
Gretna, NE 68028



Property Highlights

- \$12/SF/YR NNN
- 4,000 SF
- Outstanding I-80 Access
- Central Air Throughout!
- New Storefront and Buildout

Property Description

Prime 4,000 SF Flex/Retail space immediately available near Nebraska Crossing Outlets on 204th in Gretna, NE. Featuring high visibility, flexible operational layout options, and outstanding Interstate 80 access. This space is perfect for retail, showroom, or light/medium production users that need a fully conditioned space. New Storefront, office, reception buildout, ample production electrical, FULL HVAC, and even a 10x12 bay door! High-traffic location near major attractions, restaurants, and new developments while boasting low operational costs for the area!!! Agents have Equity*



Offering Summary

Available SF:	4,000 SF
Lease Rate	\$12/SF/YR NNN
Year Built	2007
Lot Size	1.35 AC
Zoning	Flex Industrial
Traffic Count	28,182

Listed By:

Brian Wragge & Chris Beaton

Cell: (402) 212-0199 & (402) 657-7663

Brian.Wragge@bhhsamb.com & Chris.Beaton@bhhsamb.com

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PROPERTY DETAILS

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Property Details

Property Type	Flex/ Retail
Zoning	Flex Industrial
Lot Size	1.35 AC
Traffic Count	28,182
Cross Streets	204th and R&R Road N
Property Taxes	\$19,533.29

Location Information

Building Name	Highwaymen Suite 2
Street Address	13633 S 217th St
City, State, Zip	Gretna, NE 68028
County/Township	Sarpy County

Parking & Transportation

Parking Type	Surface
Parking Spaces	4/1,000 SF

Building Information

Building Size	4,000 SF
Building Class	D
Number of Floors	1
Year Built	2007

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	1

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	390	11,108	21,442
Households	132	3,780	7,351
HH Income	\$150,038	\$147,109	\$153,927

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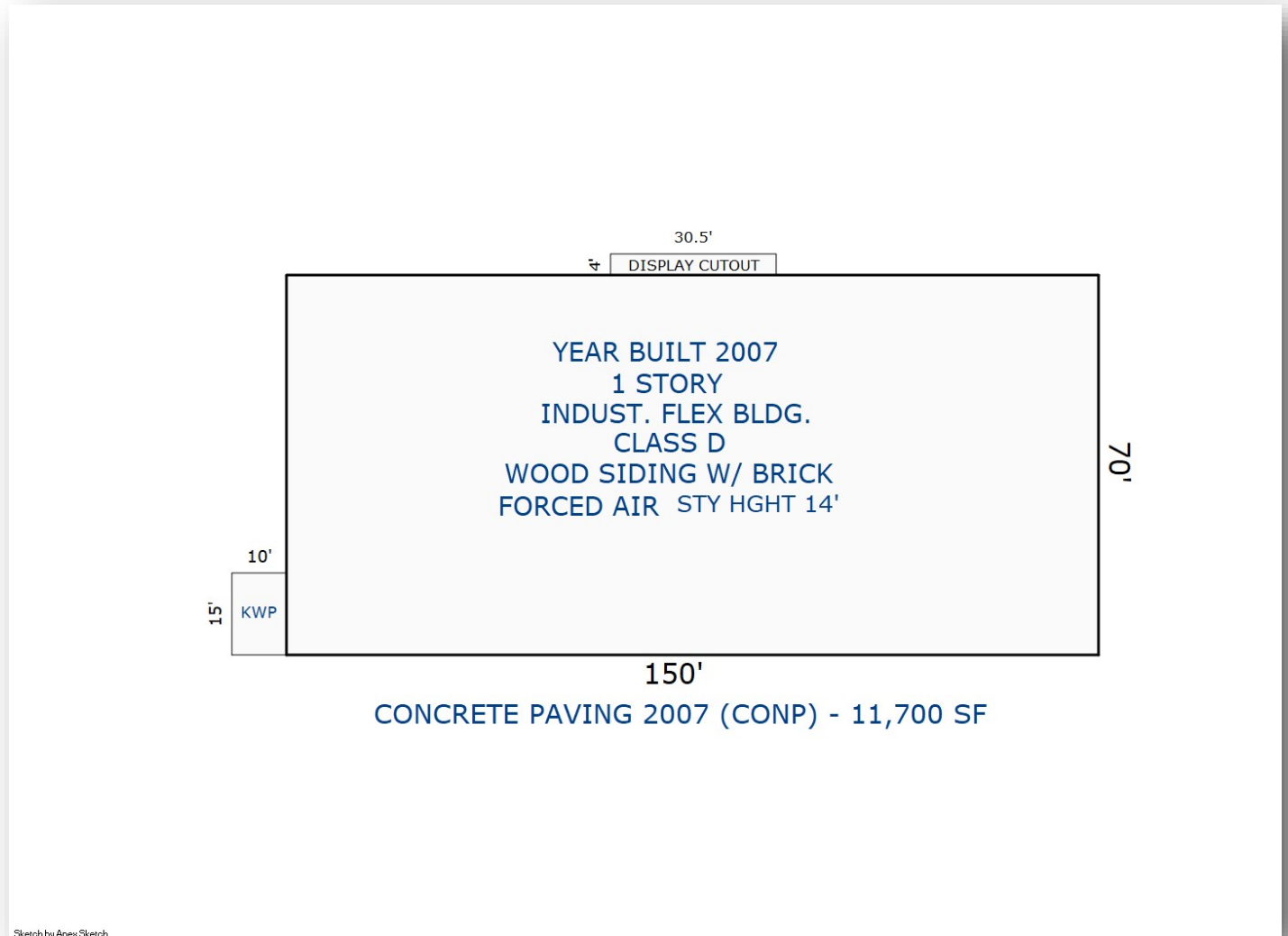
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BUILDING LAYOUT

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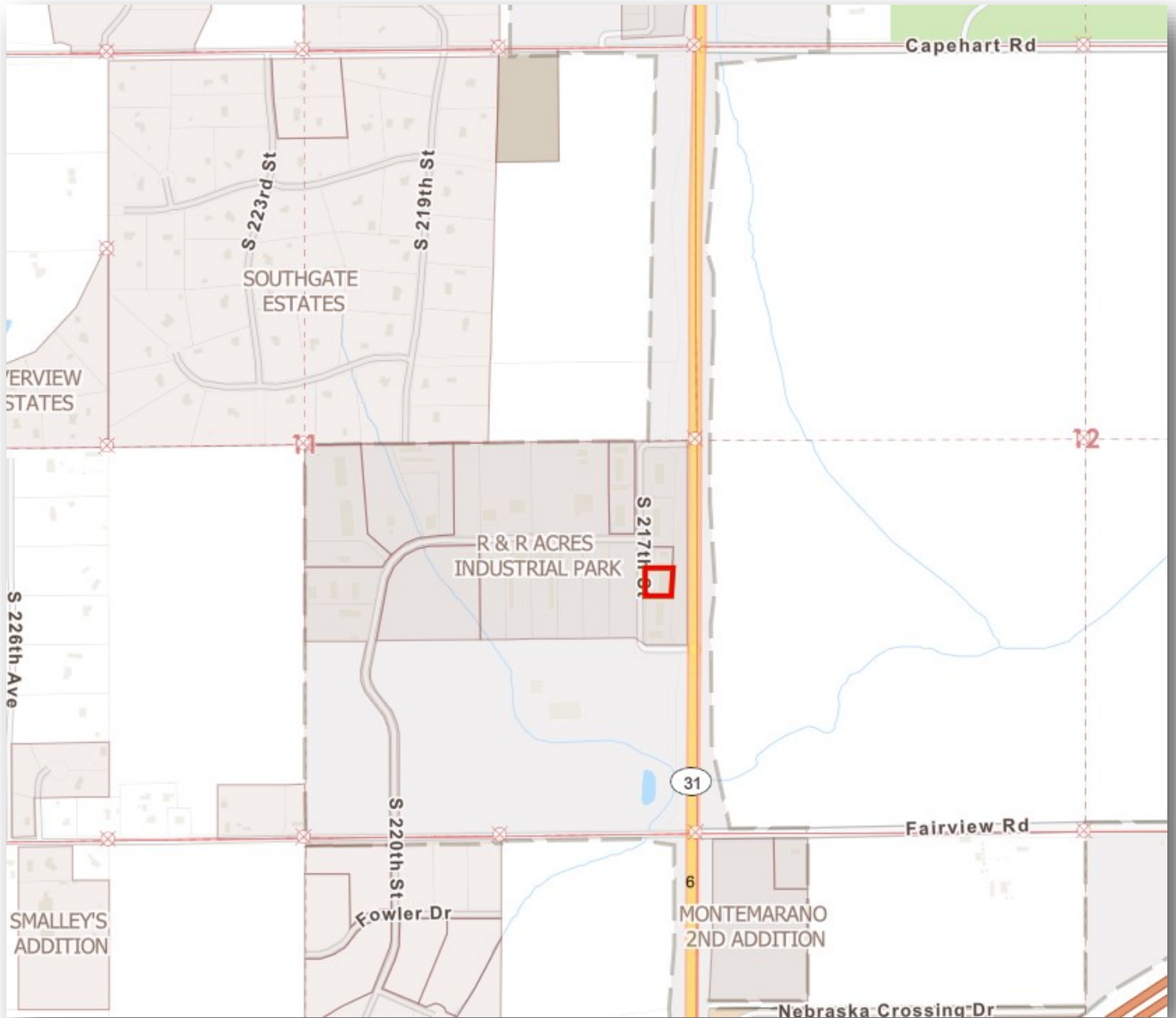
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PLOT AERIAL

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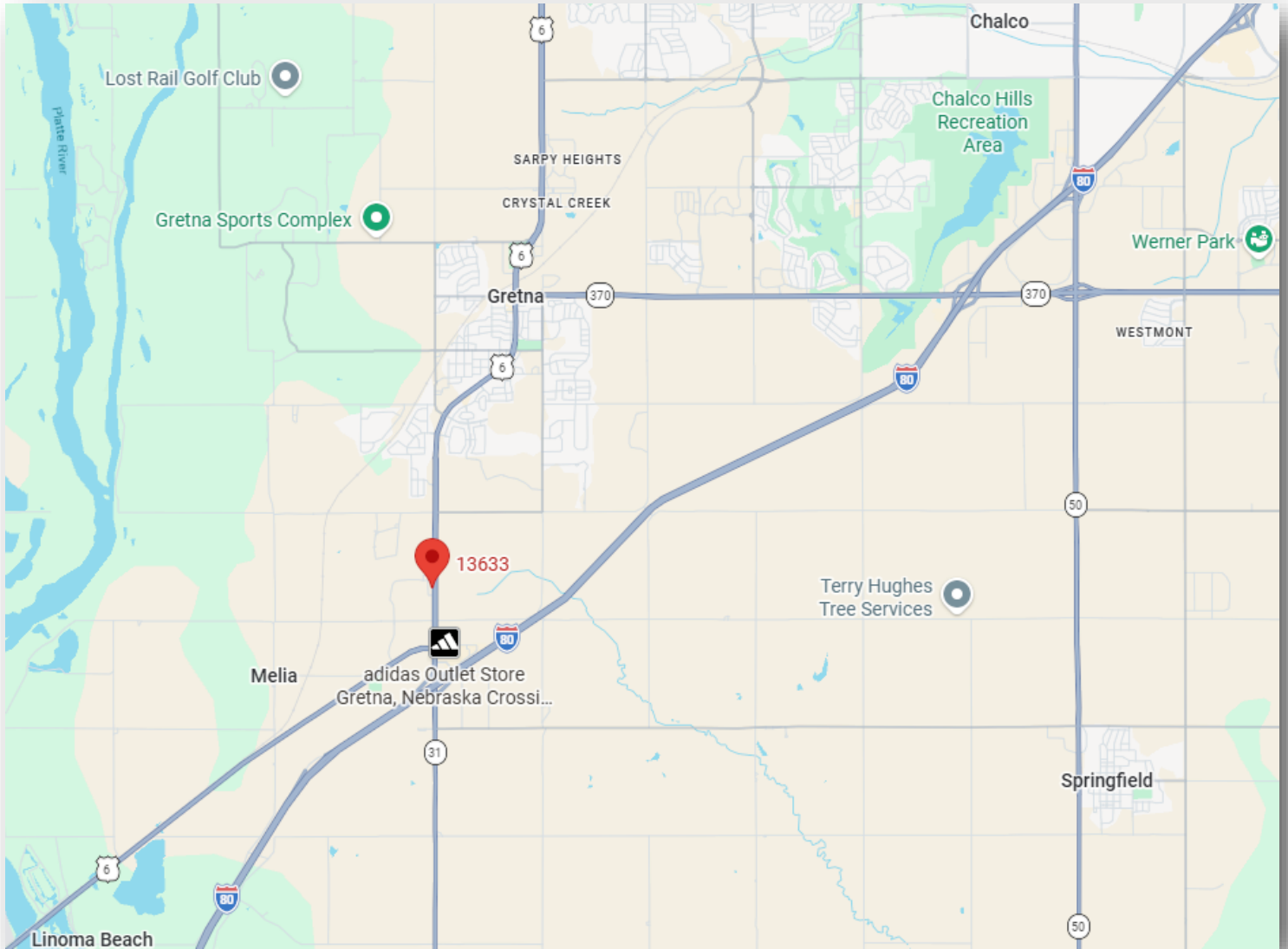
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MAP AERIAL

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PHOTOS

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