



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

## OFFICE & RETAIL | FOR SUBLEASE



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PJ MORGAN  
REAL ESTATE



## PROPERTY DETAILS

## DESCRIPTION

RENT	\$14/sf
NNN	\$4.50/sf
SF AVAILABLE	3,730
BUILDING CLASS	B

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!

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.



## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface Lot
<b>TRAFFIC COUNT</b>	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

## BUILDING INFORMATION

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

## ADDITIONAL INFORMATION

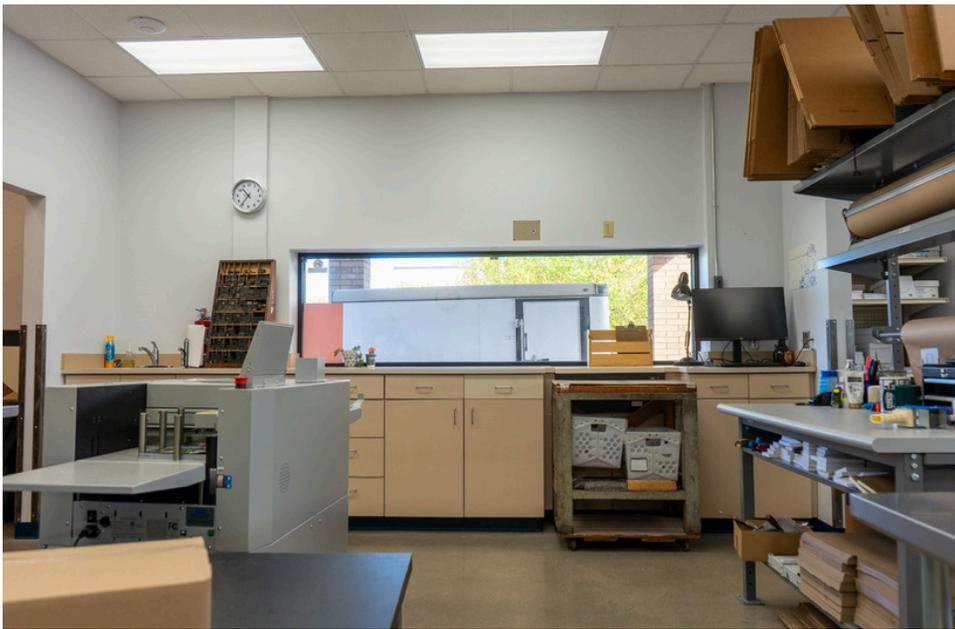
<b>ZONING</b>	Commercial
<b>NUMBER OF ACRES</b>	1.33

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## DEMOGRAPHICS

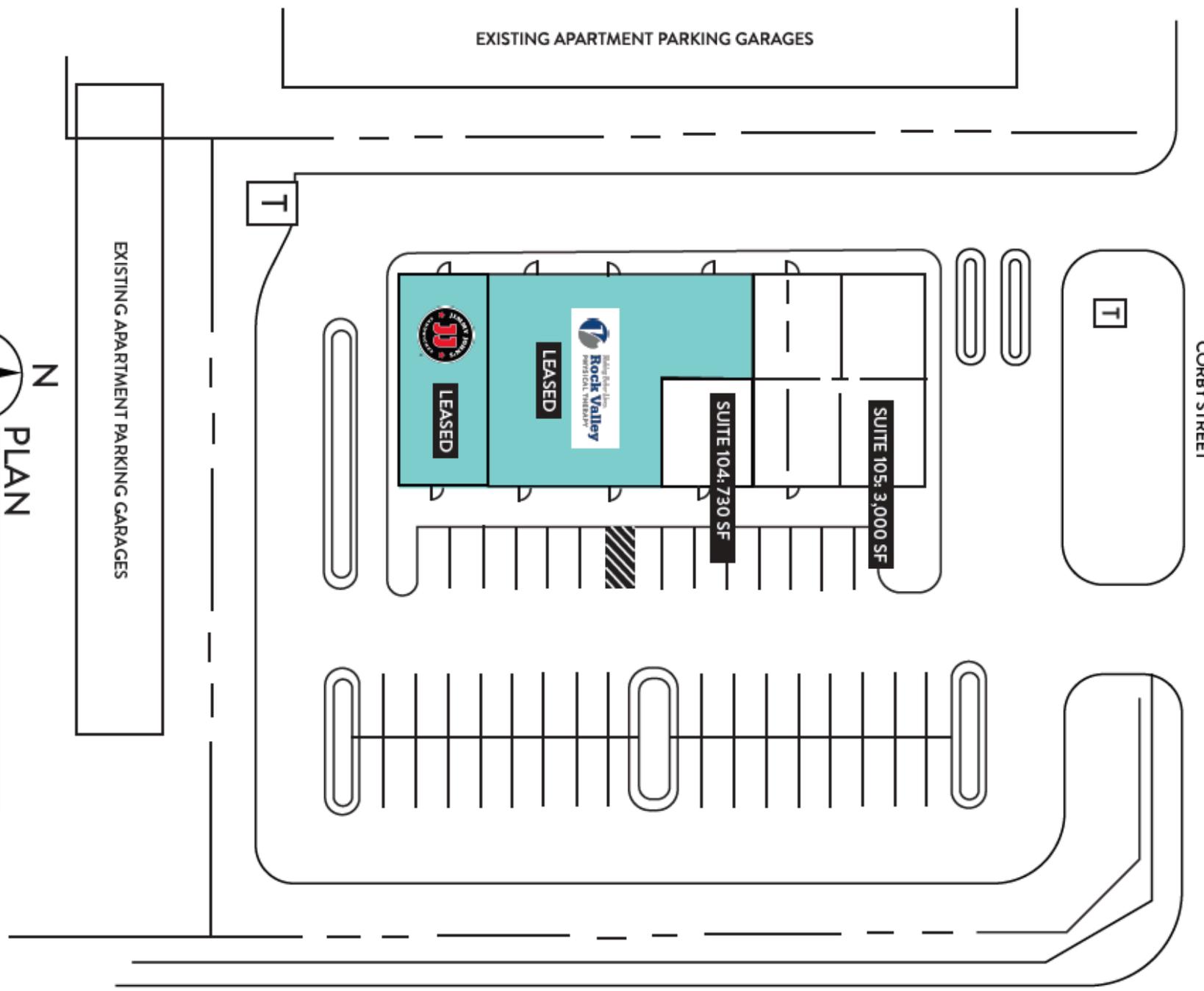
<b>POPULATION</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,859	91,604	236,496
<b>AVERAGE AGE</b>	33	38	37

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



# PHOTOS

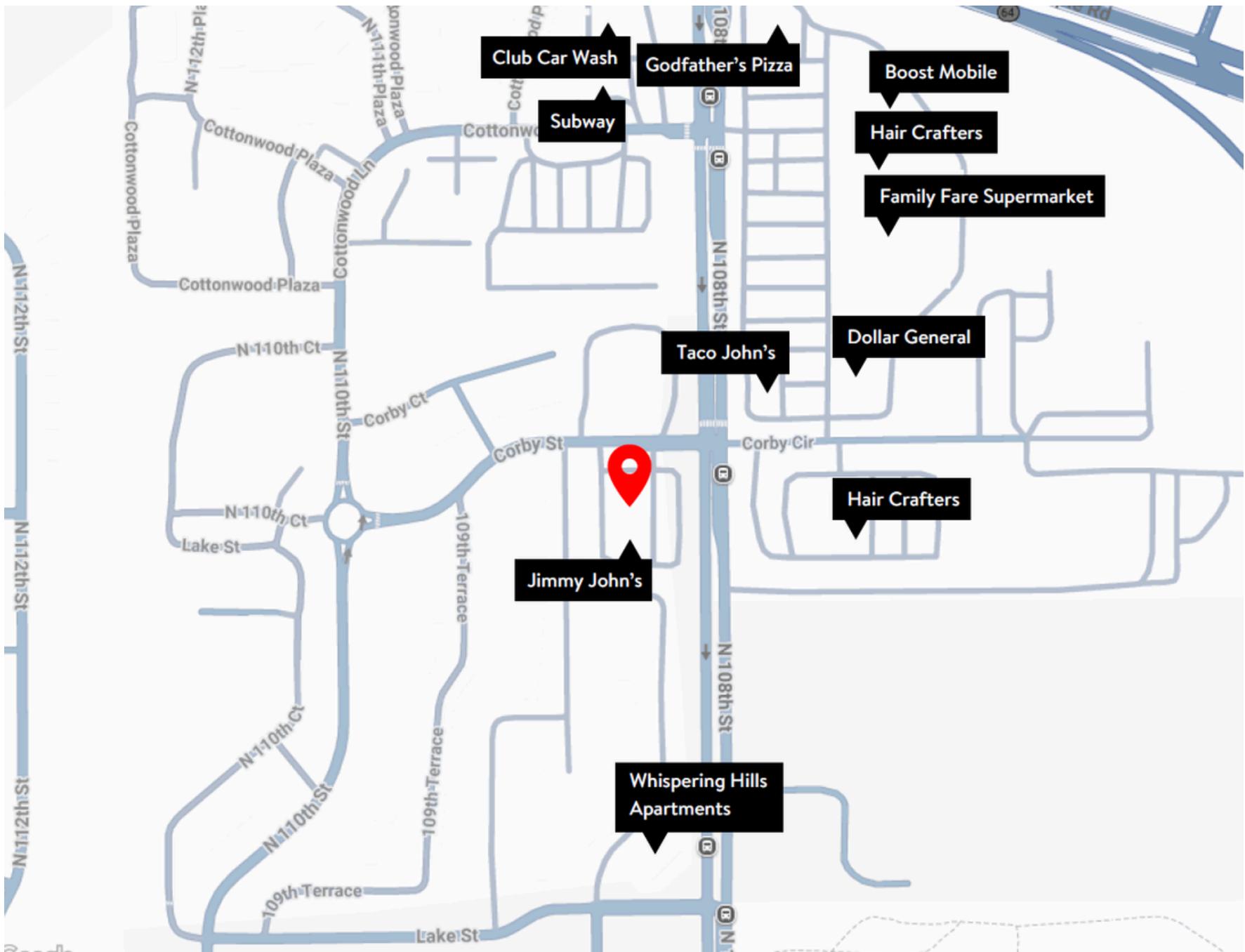
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# PLOT PLAN

108TH STREET

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## AREA BUSINESSES

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