

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

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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:	\$4.32 p.s.f.
Available SF:	1,200 - 7,926 SF
Building Size:	38,923 SF

CONTACT

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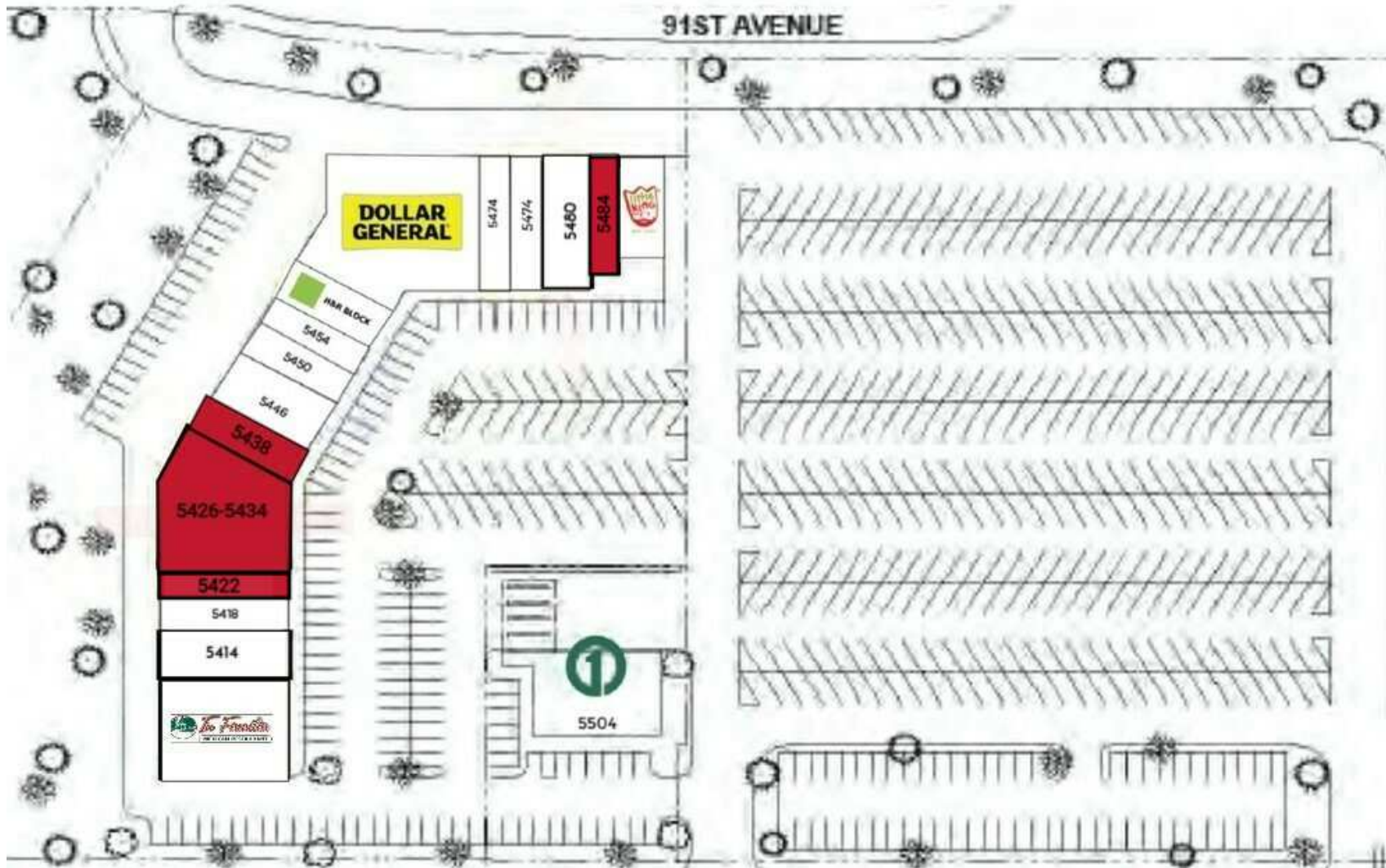
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5422	1,400 SF	NNN	\$14.00 SF/yr	Former office available 4/1/25.
5426-5434	5,326 SF	NNN	\$10.00 SF/yr	Open with rear offices.
5438	1,200 SF	NNN	\$14.00 SF/yr	Former office.
5422 - 5438	1,200 - 7,926 SF	NNN	Negotiable	All 3 spaces can be joined.
5484	1,400 SF	NNN	\$14.00 SF/yr	Former office.

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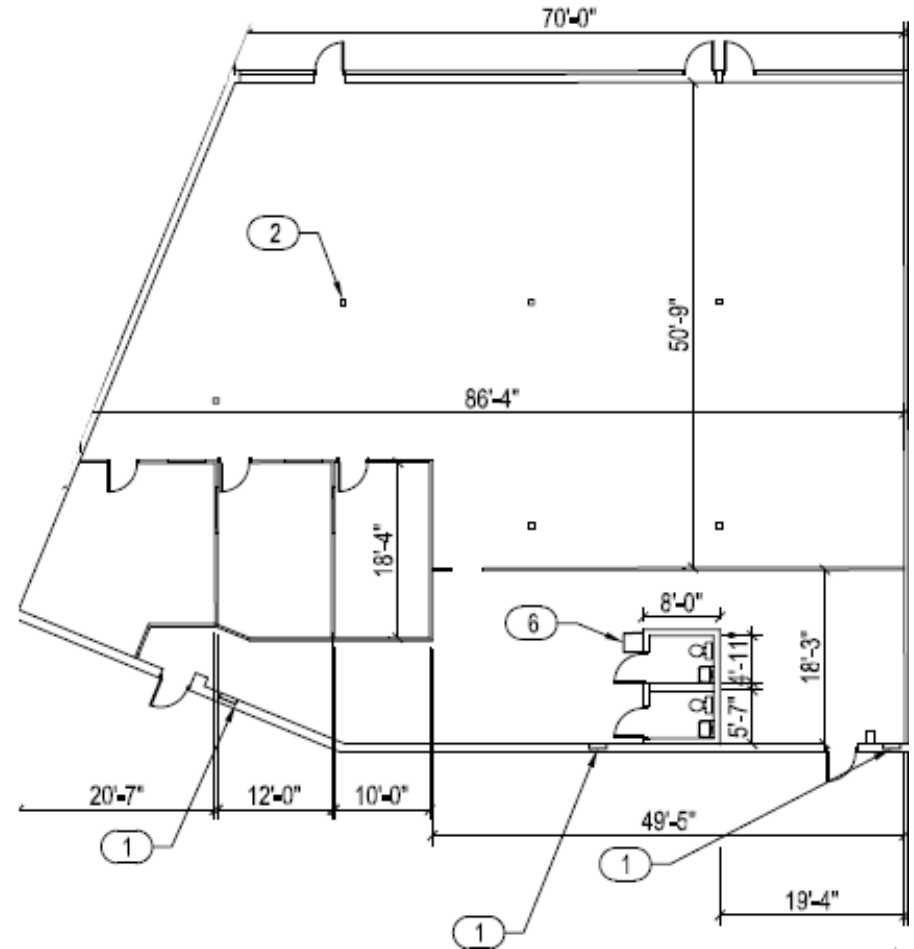
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Floorplan

5426-5434

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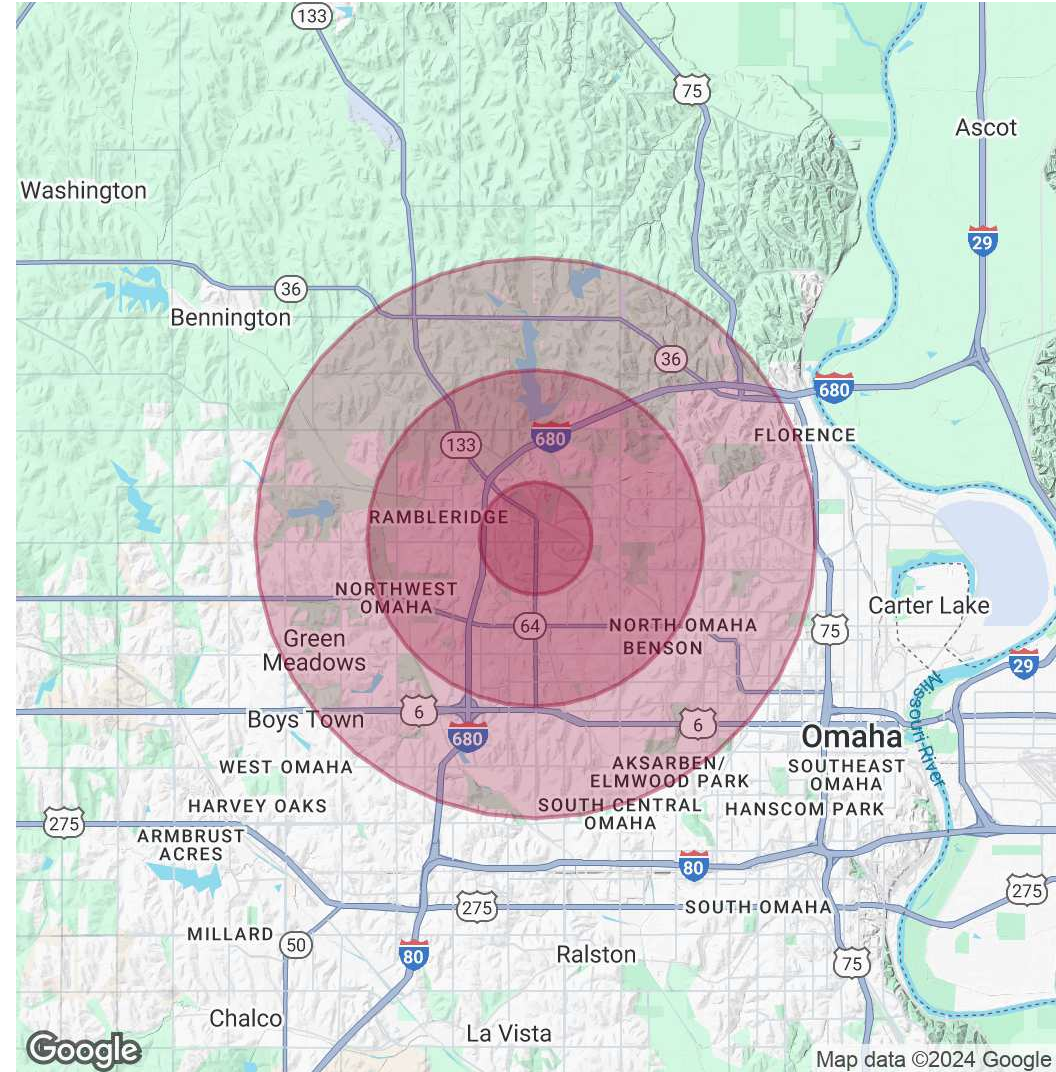
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,473	78,583	184,641
Average Age	38.1	34.5	35.0
Average Age (Male)	35.7	33.2	33.6
Average Age (Female)	40.2	35.2	36.1

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



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