

FOR LEASE - FORT PLAZA

5402 NORTH 90TH STREET, OMAHA, NE 68134

RETAIL/OFFICE | 1,200 - 1,400 SF | \$14.00 SF/YR (NNN)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

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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:	\$14.00 SF/yr (NNN)
NNN Expenses:	\$4.19 p.s.f.
Available SF:	1,200 - 1,400 SF
Building Size:	38,922 SF

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
5422	1,400 SF	\$2,137 per month	Former office.
5438	1,200 SF	\$1,832 per month	Former office.

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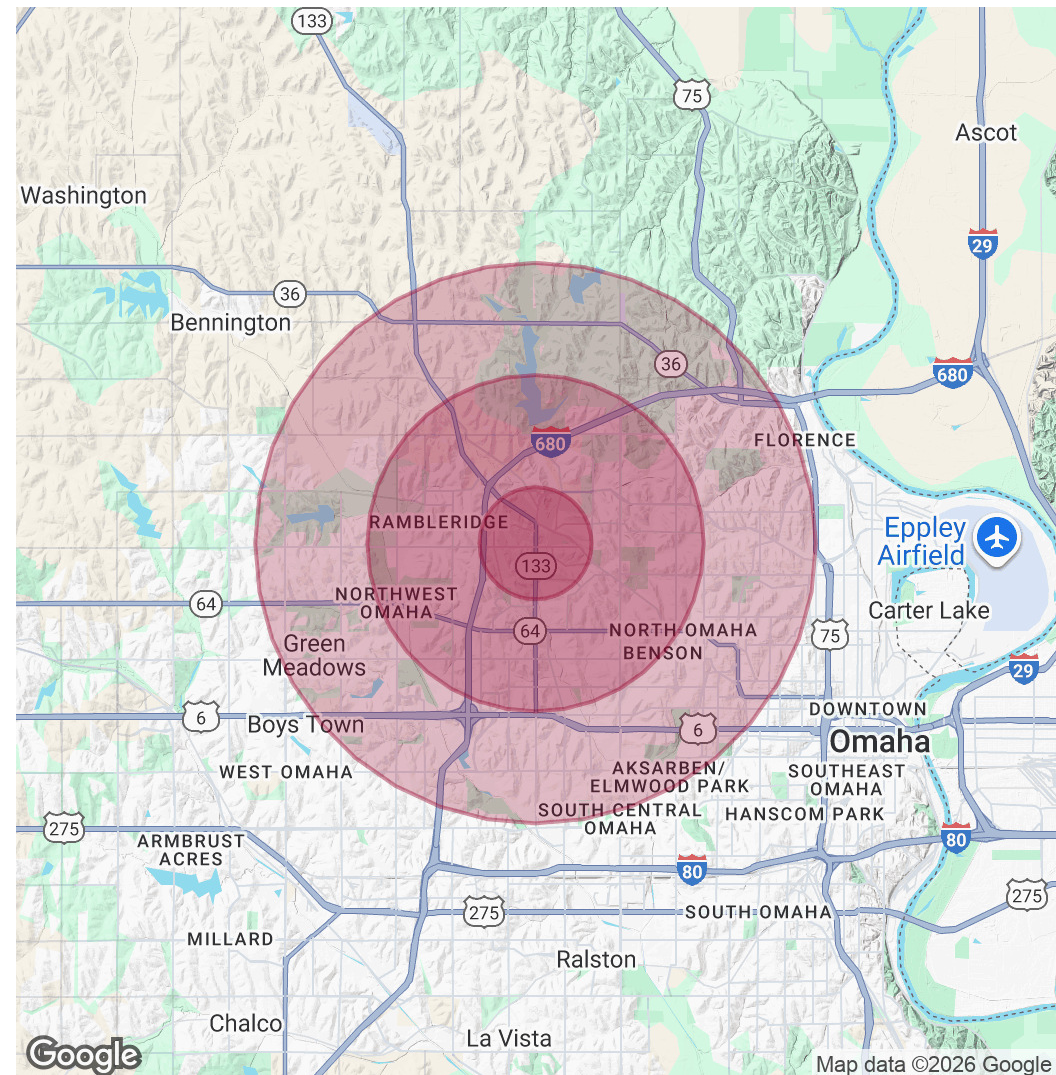
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,363	86,998	209,663
Average Age	38	38	38
Average Age (Male)	37	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,045	36,016	85,771
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$85,368	\$80,763	\$95,324
Average House Value	\$232,095	\$233,186	\$277,300

* Demographic data derived from 2020 ACS - US Census



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