

FOR SALE & LEASE

4963 NORTHWEST RADIAL HIGHWAY, OMAHA, NE 68104

RETAIL | 2,400 SF BUILDING - \$245,000 | 1,200 SF - \$9.50 PSF (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Cori Adcock

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

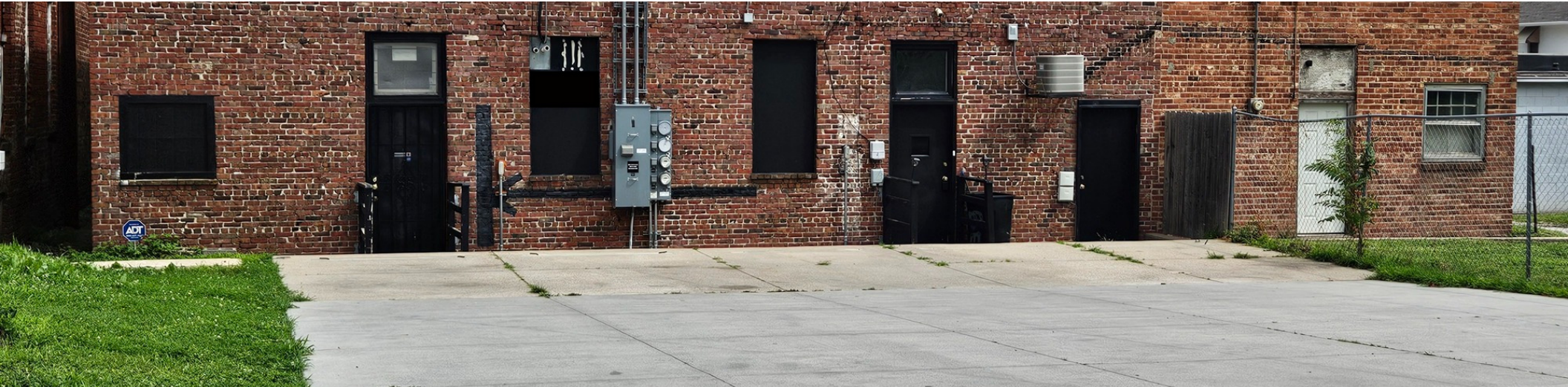
Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Opportunity to own or lease this updated retail building with value add potential! Newly renovated including updated electrical, plumbing, & cosmetics.

PROPERTY HIGHLIGHTS

- Fully renovated interior
- Approximately 2,250 SF of freshly poured parking lot
- Bonus! Lower level storage space approx. 2,400 SF
- Store front exposure on NW Radial
- Strong traffic counts
- Owner/user opportunity

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LOCATION DESCRIPTION

Discover the potential of this retail storefront space in the vibrant Southeast Benson neighborhood. Perfect for both retail and office users, this space offers excellent visibility and accessible entry points for businesses along NW Radial Hwy. Ideal opportunity to own and occupy this recently renovated property.

OFFERING SUMMARY

Sale Price:	\$245,000
Building Size:	2,400 SF
Lease Rate:	\$9.50 SF/yr (NNN)
SF for Lease:	1,200 SF

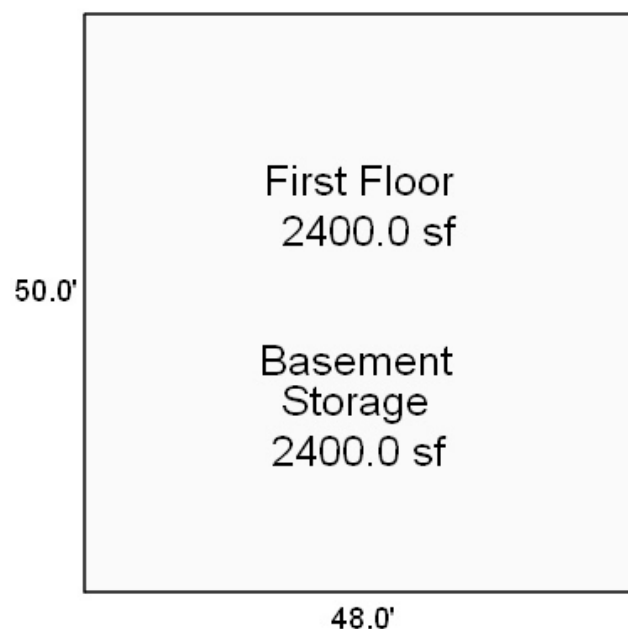
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Sketch by Apex Medina™

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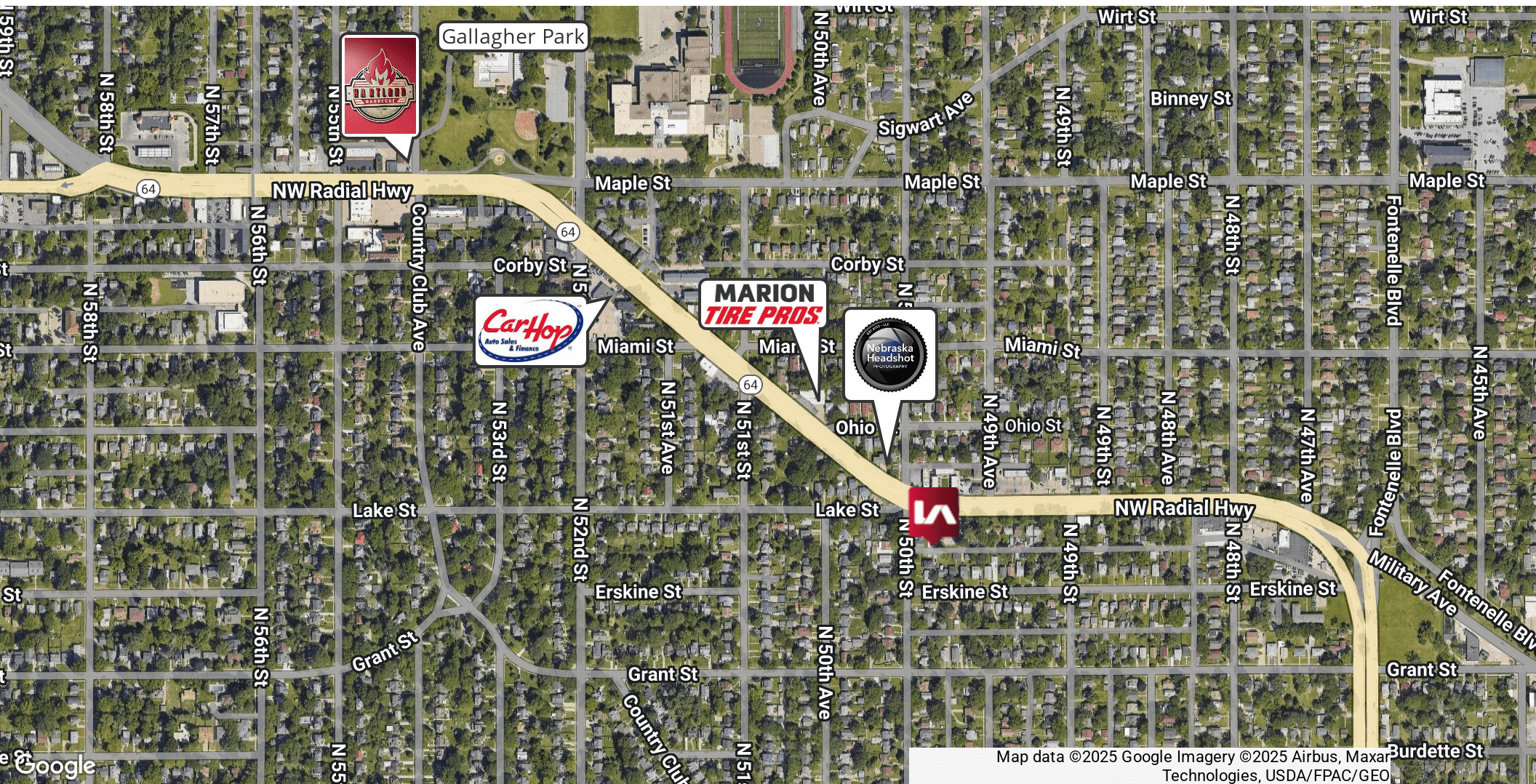
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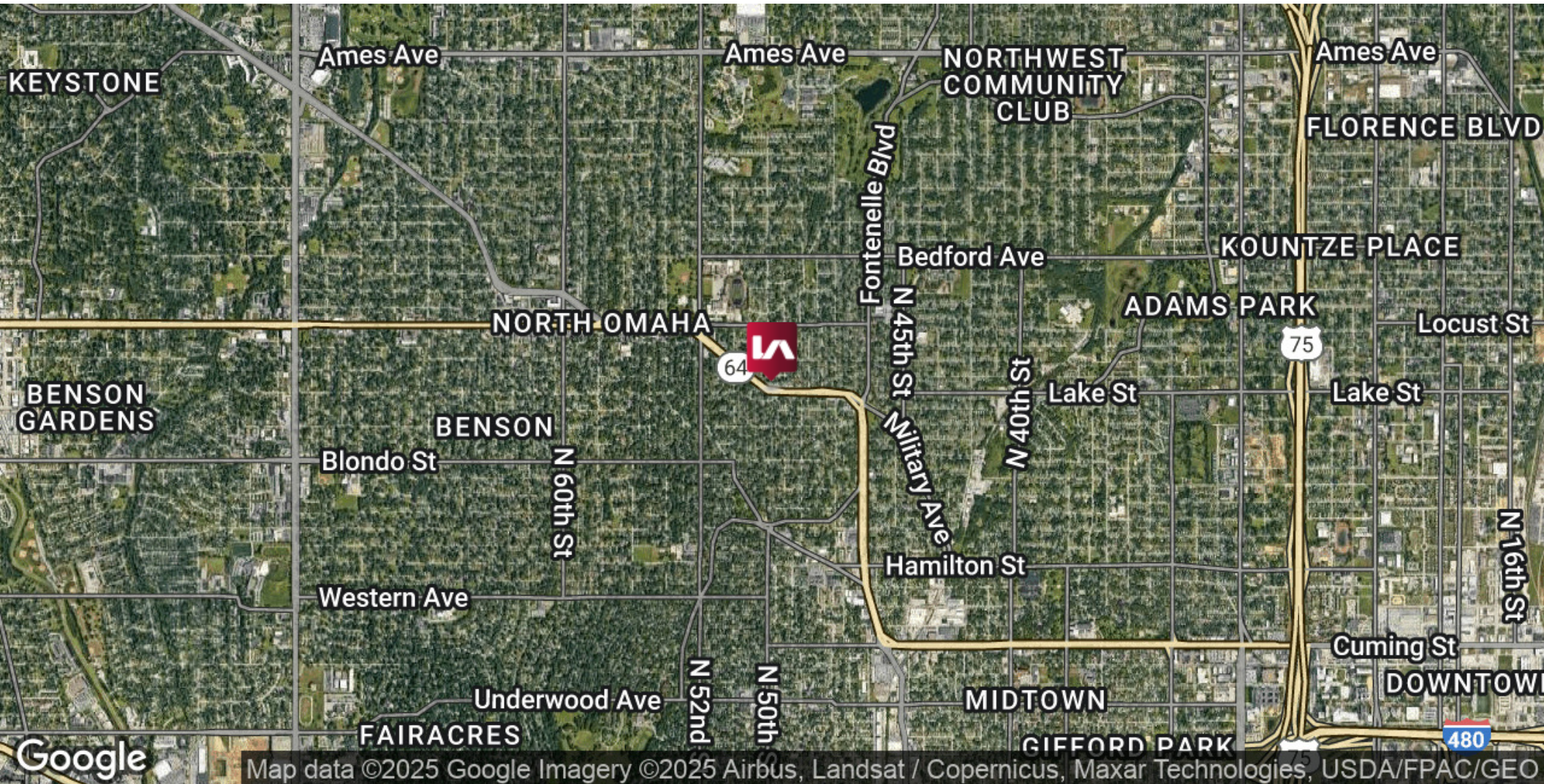
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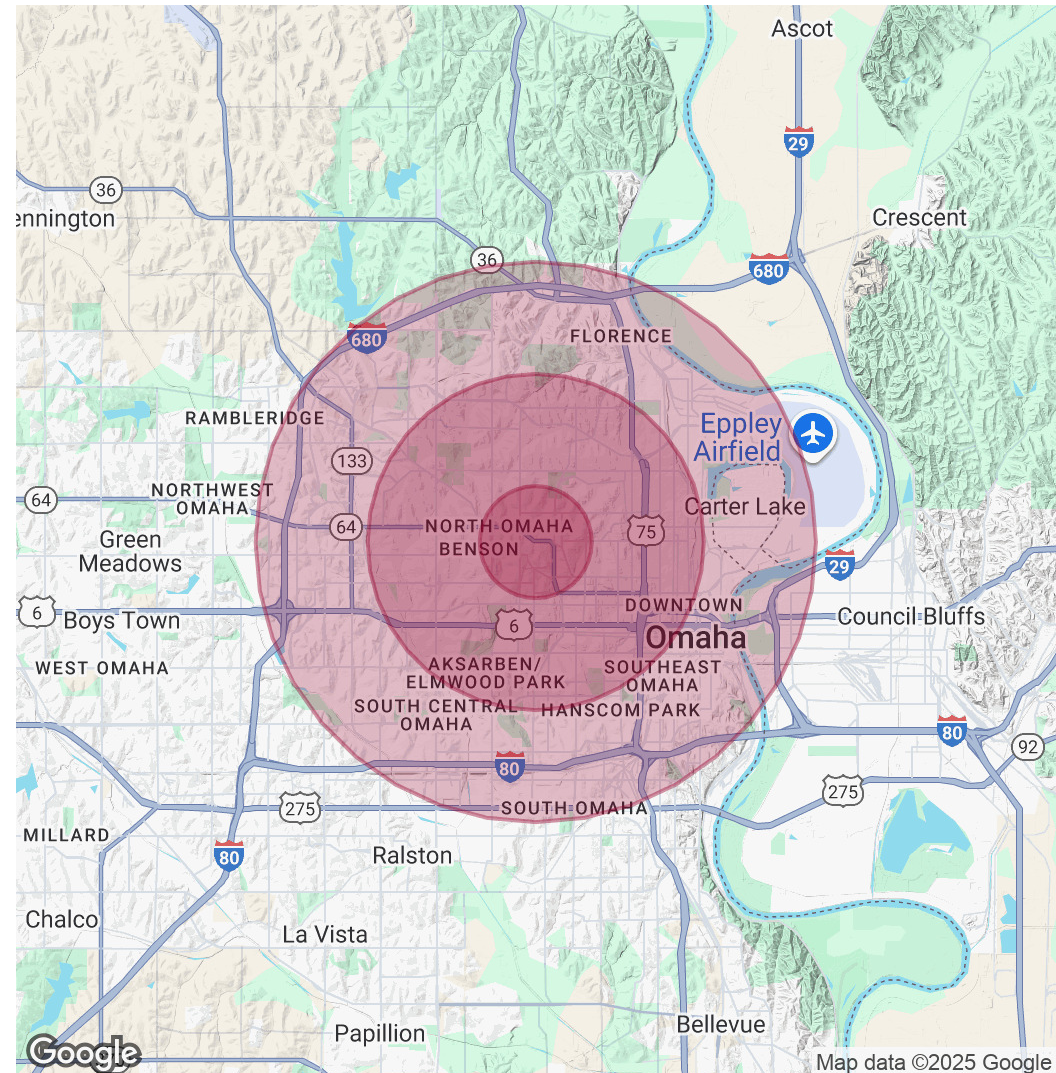
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,042	142,616	274,155
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,008	58,552	113,283
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$96,105	\$74,189	\$79,542
Average House Value	\$266,533	\$243,811	\$251,906

Demographics data derived from AlphaMap



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