

FOR LEASE END-CAP DRIVE-THRU

19205 GRANT AVENUE, OMAHA, NE 68022

RETAIL | 1,100 - 4,000 SF | NEGOTIABLE



Empowered Brokers. Exceptional Results.

PRESENTED BY:

Dakotah Smith, CCIM

402.999.6612

dakotahsmith@lee-associates.com

Grace Newton

402.980.0111

gnewton@lee-associates.com

Drew West

402.405.1087

dwest@lee-associates.com

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



FOR LEASE

19205 GRANT AVENUE, OMAHA, NE 68022

Retail | 1,100 - 4,000 SF | Negotiable



PROPERTY DESCRIPTION

End-cap drive-thru available for lease in west Omaha!

PROPERTY HIGHLIGHTS

- End-cap drive-thru
- New construction
- High traffic area
- \$138k avg household income in a 2 mile radius

LOCATION DESCRIPTION

Conveniently located off 192nd Street with quick access to Dodge and Maple Street corridors.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 - 4,000 SF (can be demised)

CONTACT

Dakotah Smith, CCIM

dakotahsmith@lee-associates.com
C 402.999.6612

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

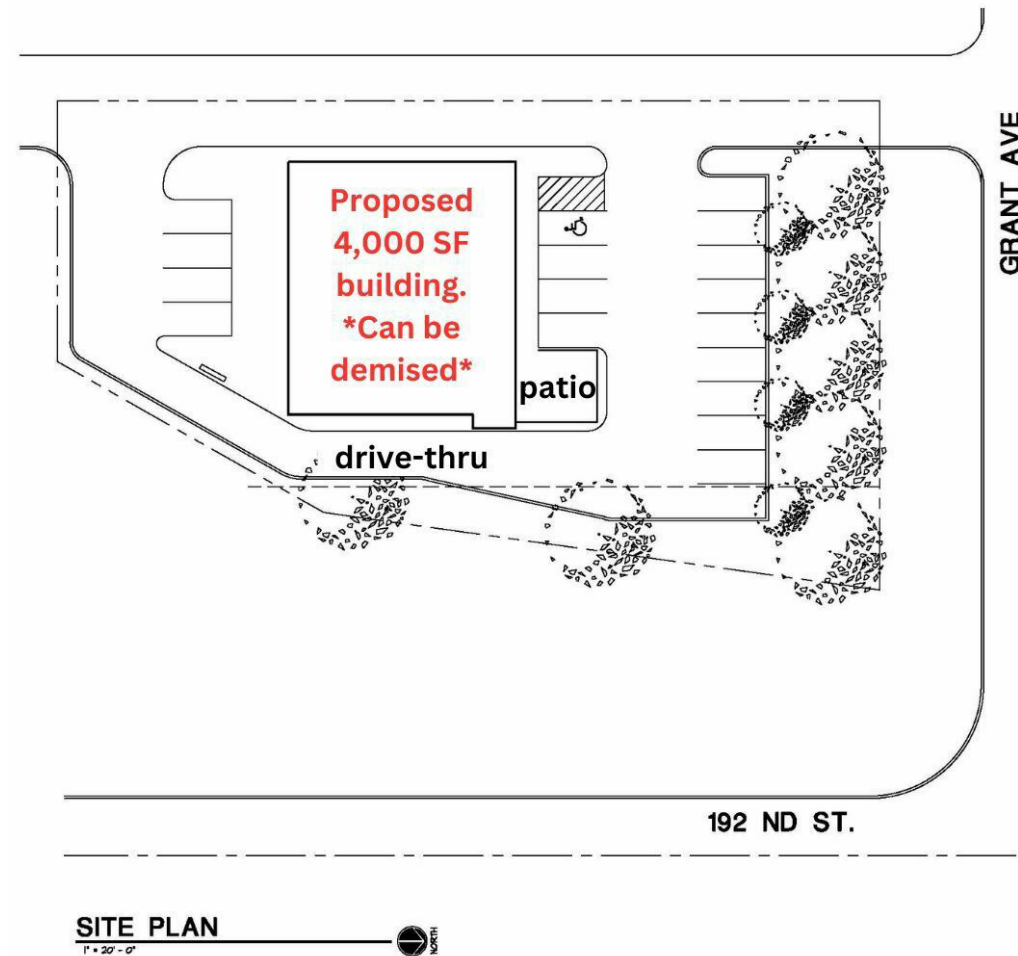
FOR LEASE

19205 GRANT AVENUE, OMAHA, NE 68022

Retail | 1,100 - 4,000 SF | Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
End-Cap Drive Thru	1,100 - 4,000 SF	Negotiable	Ability to combine.
Middle Bay	1,300 - 4,000 SF	Negotiable	Ability to combine
End-Cap Non-Drive Thru	1,400 - 4,000 SF	Negotiable	Ability to combine.



CONTACT

Dakotah Smith, CCIM

dakotahsmith@lee-associates.com
C 402.999.6612

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

19205 GRANT AVENUE, OMAHA, NE 68022

Retail | 1,100 - 4,000 SF | Negotiable



CONTACT

Dakotah Smith, CCIM

dakotahsmith@lee-associates.com
C 402.999.6612

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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



FOR LEASE

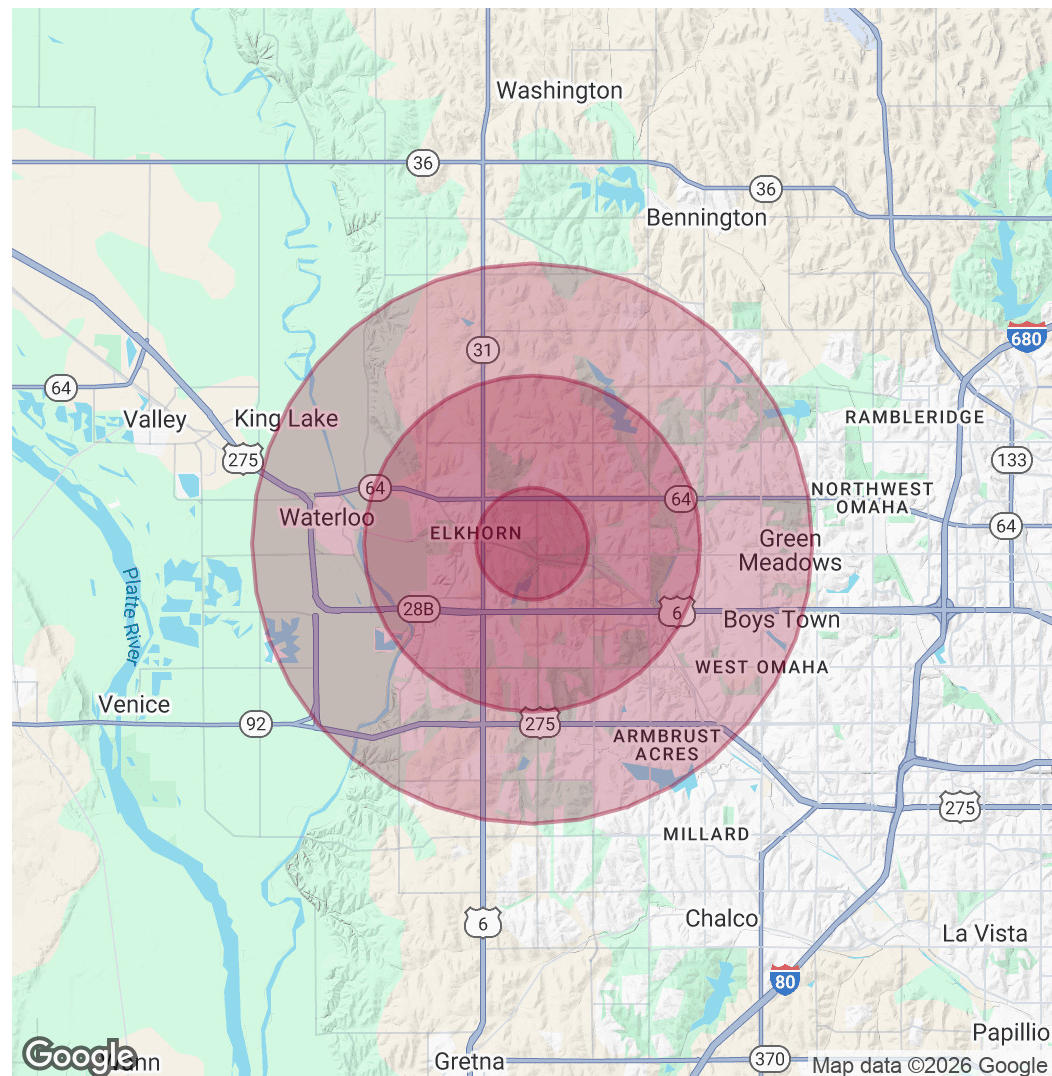
19205 GRANT AVENUE, OMAHA, NE 68022

Retail | 1,100 - 4,000 SF | Negotiable

POPULATION	1 MILE	5 MILES	3 MILES
Total Population	5,914	121,546	47,710
Average Age	34.8	37.9	36.2
Average Age (Male)	30.3	36.5	34.8
Average Age (Female)	37.4	38.2	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	3 MILES
Total Households	2,506	45,450	17,630
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$110,691	\$131,586	\$136,081
Average House Value	\$372,158	\$298,182	\$333,869

* Demographic data derived from 2020 ACS - US Census



CONTACT

Dakotah Smith, CCIM

dakotahsmith@lee-associates.com
C 402.999.6612

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

19205 GRANT AVENUE, OMAHA, NE 68022

Retail | 1,100 - 4,000 SF | Negotiable



CONTACT

Dakotah Smith, CCIM

dakotahsmith@lee-associates.com
C 402.999.6612

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.