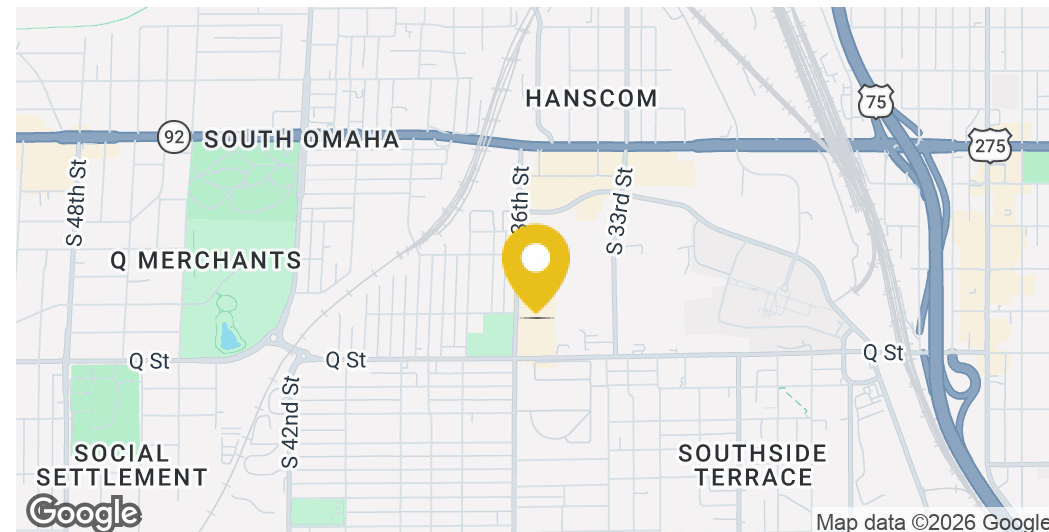




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OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
SF Available:	8,282 SF
Lease Type:	NNN
2026 Estimated NNN's:	\$4.51 PSF
Building Size:	85,320 SF
Year Built:	1971
Submarket:	Southeast Omaha

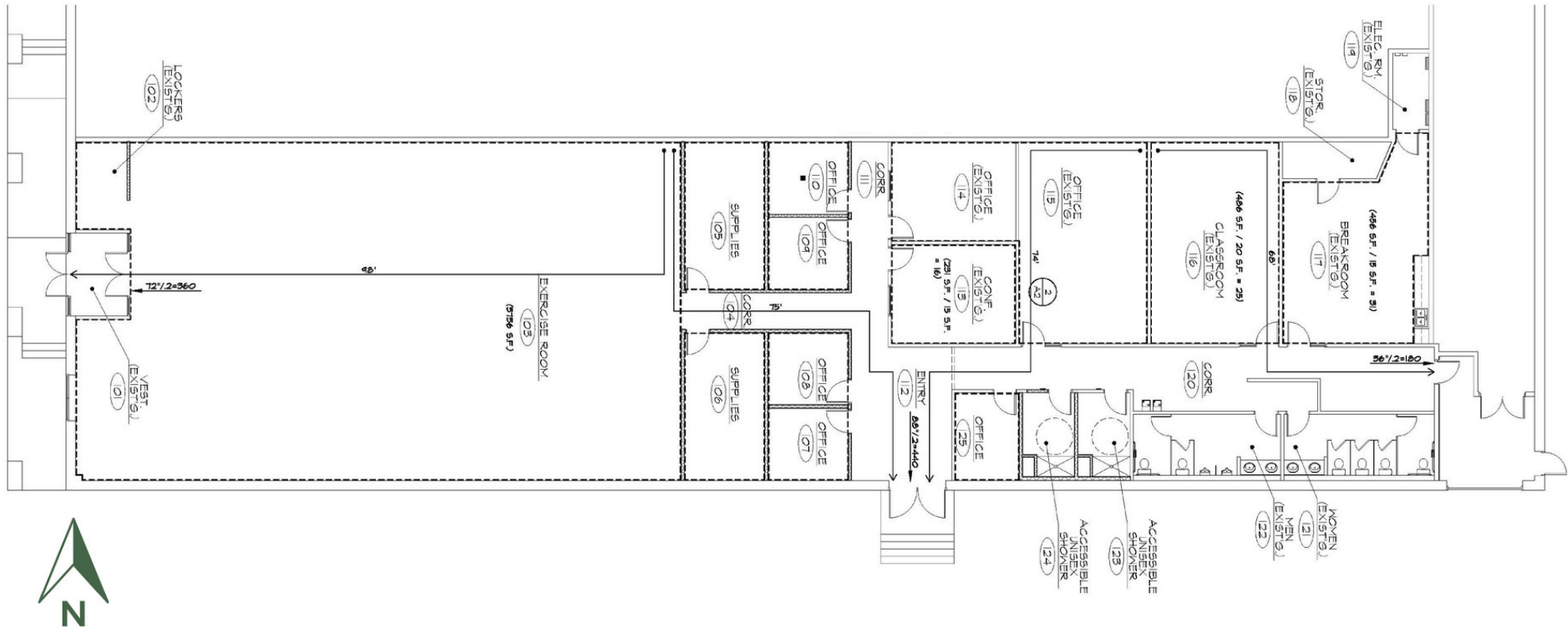
PROPERTY HIGHLIGHTS

- End cap junior box retail space located in the heart of South Omaha
- Wide open retail space in the front, four large meeting rooms, six private offices, oversized restrooms, two showers, and a breakroom in the back
- Large double-door loading access at the rear of the space
- High street visibility with 11,000+ vehicles per day
- Ample on-site parking
- Co-tenants include H&M Trucking, Family Dollar, VIVA Fashion, and Isla Del Mar Restaurant

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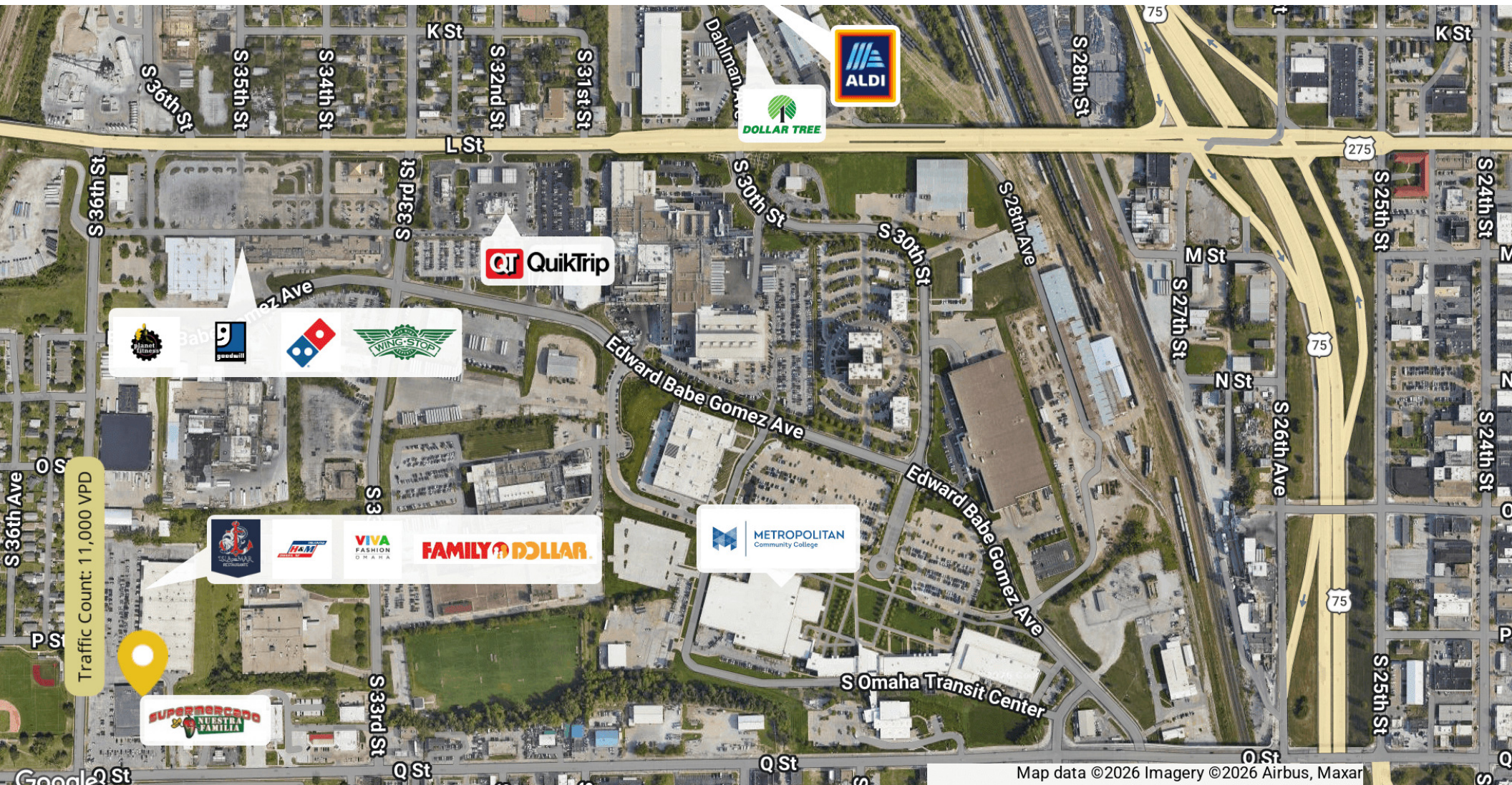
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