

FOR LEASE - PIONEER SQUARE

5404 N 99TH ST, OMAHA, NE 68134

RETAIL | 315 & 1,444 SF AVAILABLE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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

5404 N 99TH ST, OMAHA, NE 68134

Retail | 315 & 1,444 SF



PROPERTY DESCRIPTION

This freestanding commercial building at 5404 N 99th St. offers a versatile, well-positioned facility suited for retail or office use. The surface parking lot with approximately 76 stalls provides ample on-site parking for staff and visitors. Large windows and prominent visibility make the building ideal for tenants seeking strong signage exposure. Whether you are looking for a move-in ready space or a property with potential for renovation, this building offers both solid fundamentals and a strategic site for growth.

PROPERTY HIGHLIGHTS

- Excellent visibility and signage opportunity along N 99th St.
- Located in Northwest Omaha near I-680 for easy access to the metro area
- Bright, open layouts with neutral finishes - easily customizable for retail or office use
- Salon space equipped with backwash stations

CONTACT

Drew West

dwest@lee-associates.com

C 402.405.1087

LOCATION DESCRIPTION

This property is located at 5404 N 99th St. in Omaha's 68134 zip code, in a commercial-friendly corridor within the broader Omaha market. Thanks to its proximity to major traffic routes (notably the nearby I-680 corridor), the site offers excellent accessibility for employees, clients and deliveries. The surrounding area features a mix of office, industrial and commercial uses, signaling a business-oriented environment. The property's placement in this emerging northwest corridor positions it well for businesses that value strong visibility, good access and a professional atmosphere without the premium downtown pricing.

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

5404 N 99TH ST, OMAHA, NE 68134

Retail | 315 & 1,444 SF



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite C	315 SF	Full Service	\$750 per month
Suite D	1,444 SF	NNN	\$12.00 SF/yr

CONTACT

Drew West

dwest@lee-associates.com

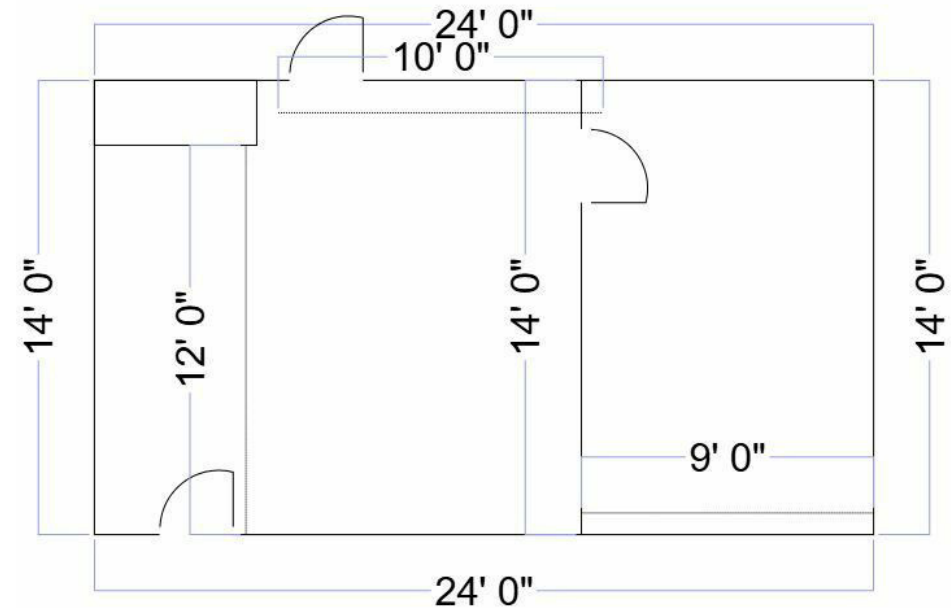
C 402.405.1087

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

5404 N 99TH ST, OMAHA, NE 68134

Retail | 315 & 1,444 SF



CONTACT

Drew West

dwest@lee-associates.com

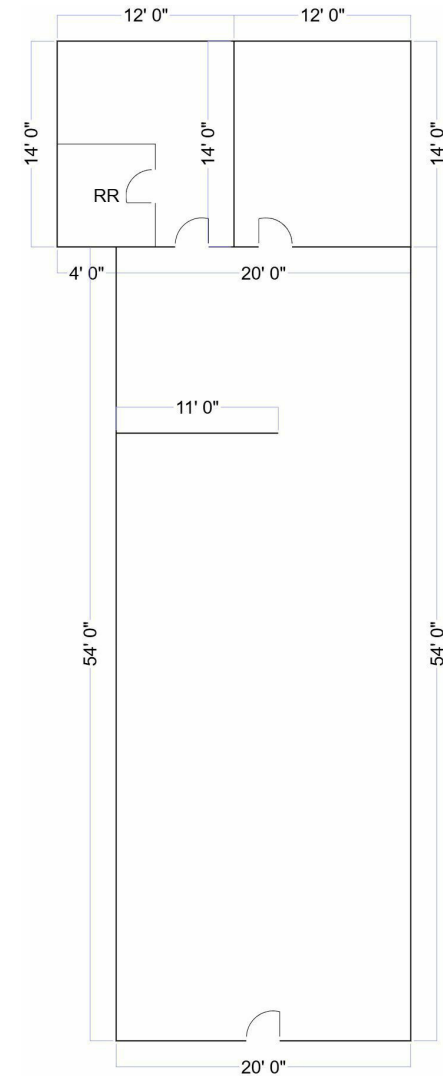
C 402.405.1087

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

5404 N 99TH ST, OMAHA, NE 68134

Retail | 315 & 1,444 SF



CONTACT

Drew West

dwest@lee-associates.com

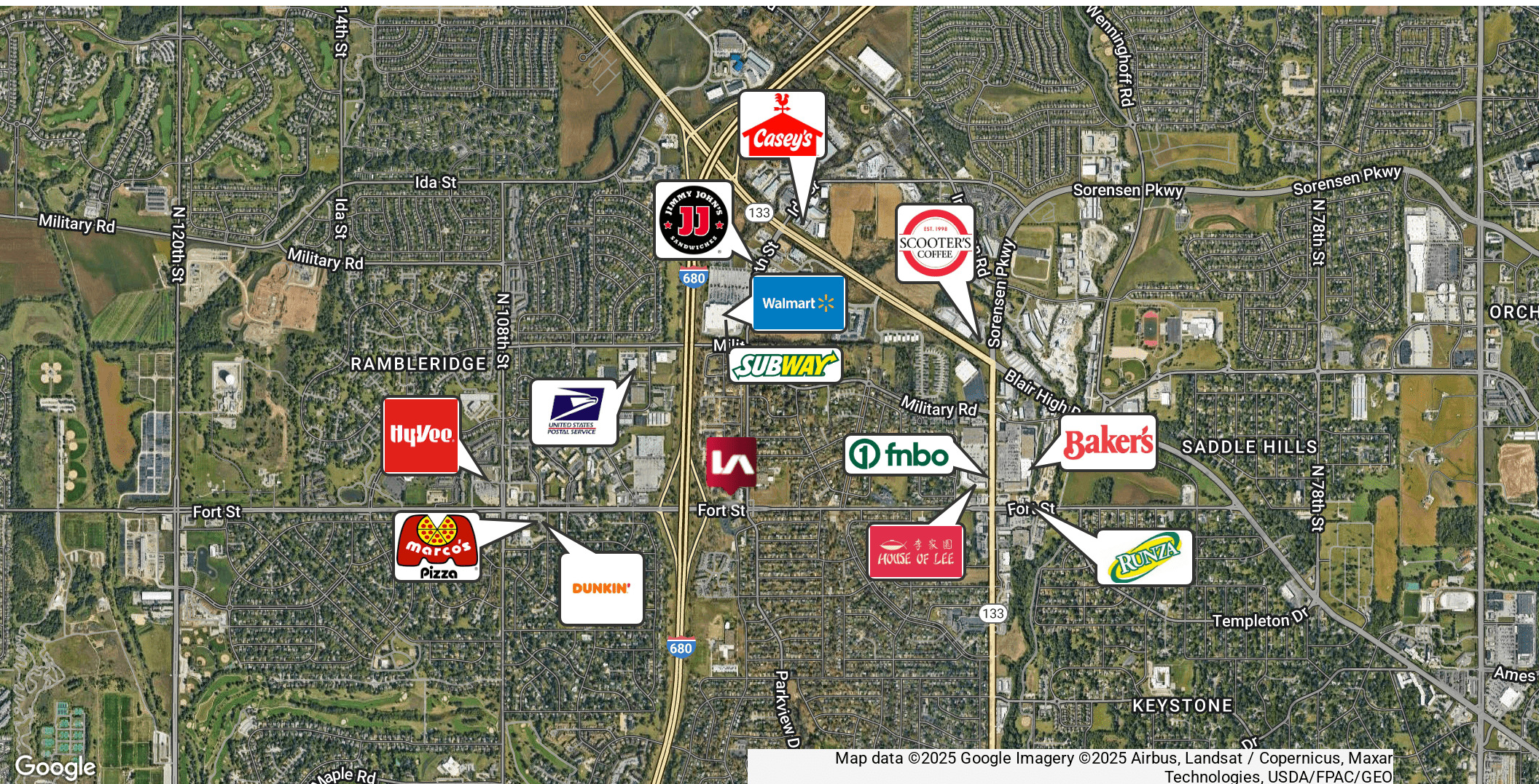
C 402.405.1087

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

5404 N 99TH ST, OMAHA, NE 68134

Retail | 315 & 1,444 SF



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

CONTACT

Drew West

dwest@lee-associates.com

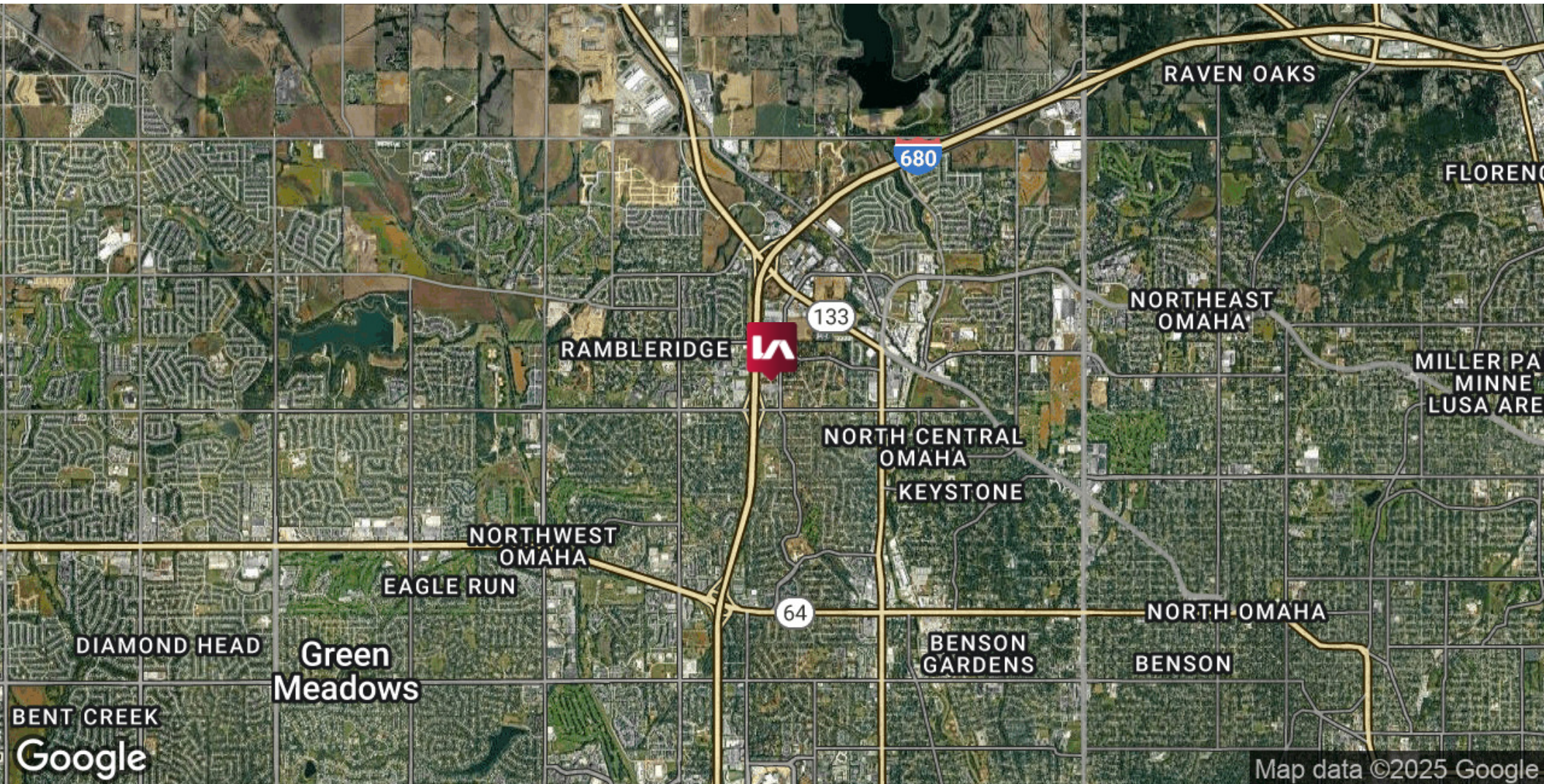
C 402.405.1087

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

5404 N 99TH ST, OMAHA, NE 68134

Retail | 315 & 1,444 SF



CONTACT

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

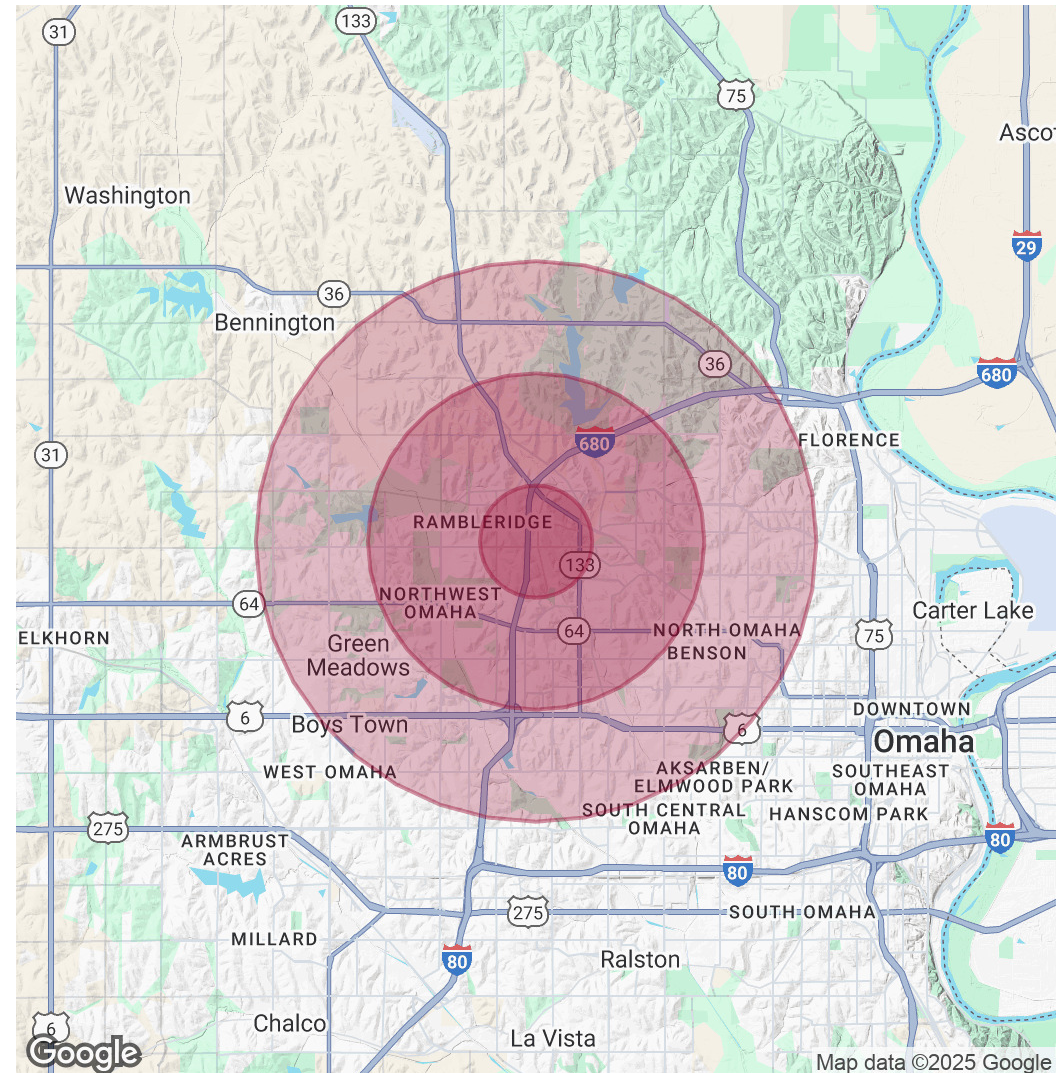
5404 N 99TH ST, OMAHA, NE 68134

Retail | 315 & 1,444 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,681	83,336	205,746
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,924	35,130	84,908
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$84,267	\$87,933	\$105,083
Average House Value	\$240,195	\$248,526	\$304,964

Demographics data derived from AlphaMap



CONTACT

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.