

BAGEL BIN BUILDING

RETAIL/OFFICE FOR LEASE | 1233 SOUTH 119TH ST, OMAHA, NE 68144



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1233 S 119th Street is a well-maintained, multi-tenant commercial property located in the heart of West Omaha. This building offers a versatile layout suitable for a variety of office, retail, medical and service-oriented users. The property provides convenient customer access and on-site parking within an established commercial corridor.

PROPERTY HIGHLIGHTS

- Flexible space suitable for office, retail, medical and service users
- Prime West Omaha location near 120th & Pacific Street
- Convenient access to I-680
- On-site parking

LOCATION DESCRIPTION

Located just south of 120th Street and Pacific Street intersection, the property provides excellent connectivity throughout the Omaha metro. The site is only minutes from I-680, offering convenient access to West Dodge Road, Interstate 80 and surrounding West Omaha neighborhoods. A strong mix of retail, restaurants, professional services and residential neighborhoods nearby provides tenants with an established customer and employee base.

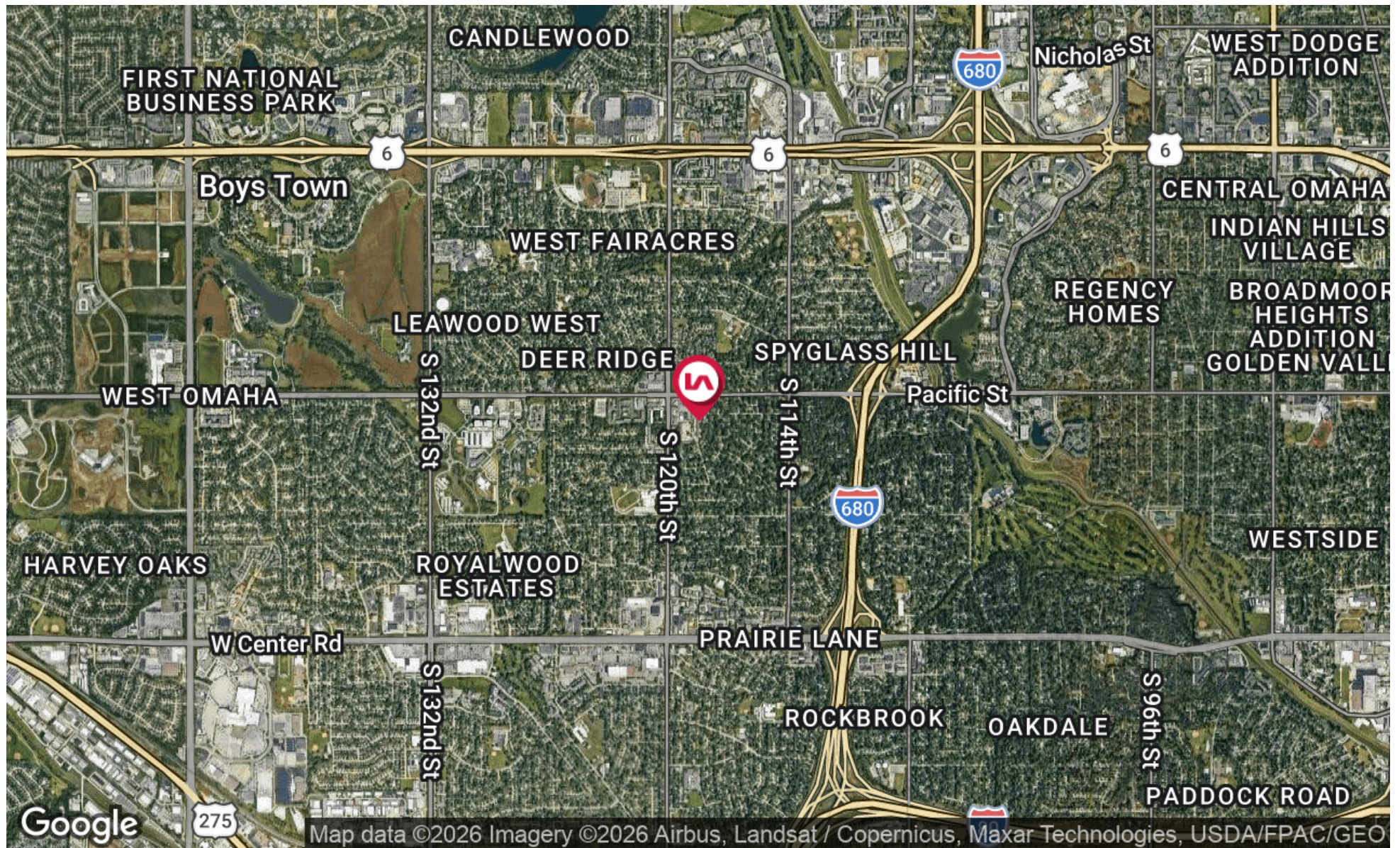
OFFERING SUMMARY

LEASE RATE:	\$15 SF/yr (NNN)
NNN EXPENSES:	\$5.58 PSF
AVAILABLE SF:	912 SF

ADDITIONAL PHOTOS



LOCATION MAP



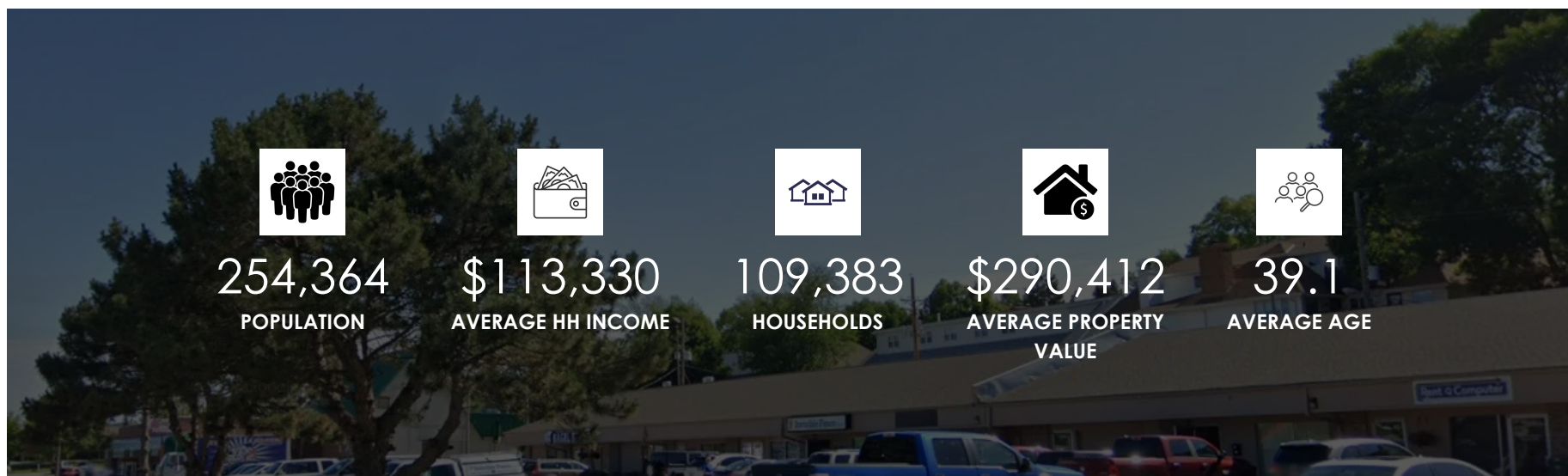
RETAILER MAP



OMAHA OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	9,299	76,885	254,364
Average Age	45.2	40.9	39.1
Average HH Income	128,465	123,589	113,330

2023 American Community Survey (ACS)



FOR
LEASE

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