

FOR LEASE

9939 REDICK CIRCLE, OMAHA, NE 68122

RETAIL | 2,000 - 2,600 SF | \$18.00 - \$20.00 SF/YR (NNN)



Empowered Brokers. Exceptional Results.

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PROPERTY DESCRIPTION

Move-in-ready retail space available in Walmart anchored strip. End-cap with drive-thru potential! Join Dollar Tree, Verizon and CATO clothing store.

PROPERTY HIGHLIGHTS

- End-cap with drive-thru potential
- Walmart anchored
- New flooring throughout

LOCATION DESCRIPTION

Property is located at the intersection of I-680 and Blair High Rd (Nebraska Highway 133). This location features interstate visibility.

OFFERING SUMMARY

Lease Rate:	\$18.00 - \$20.00 SF/yr (NNN)
NNNs:	\$5.18 PSF
Available SF:	2,000 - 2,600 SF
Building Size:	22,000 SF

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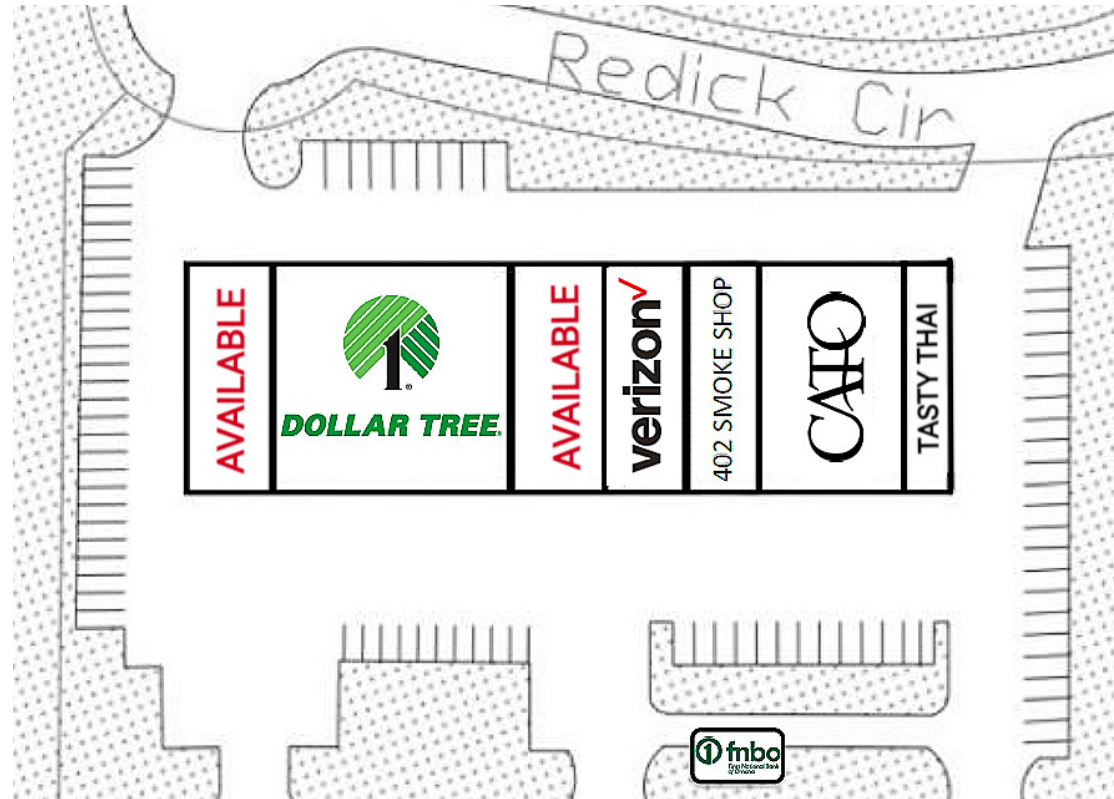
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9949	2,600 SF	NNN	\$18.00 SF/yr	Mostly wide open with 2 large storage rooms and 2 restrooms.
9959	2,000 SF	NNN	\$20.00 SF/yr	Former GameStop space. Available 11/1/24. End-cap with drive-thru potential.

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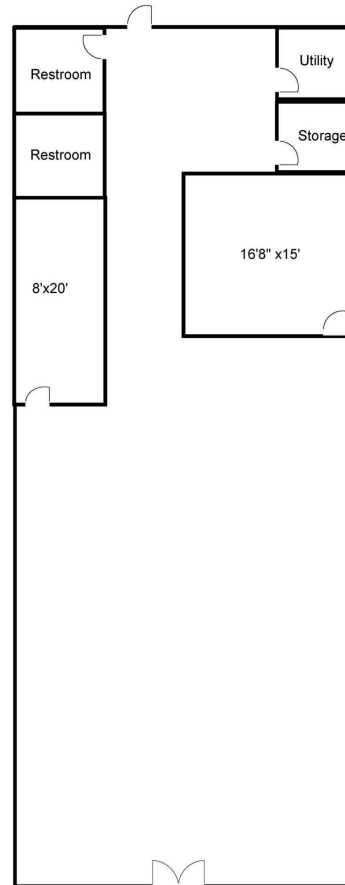
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#9949

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#9959

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

DRONE AERIAL

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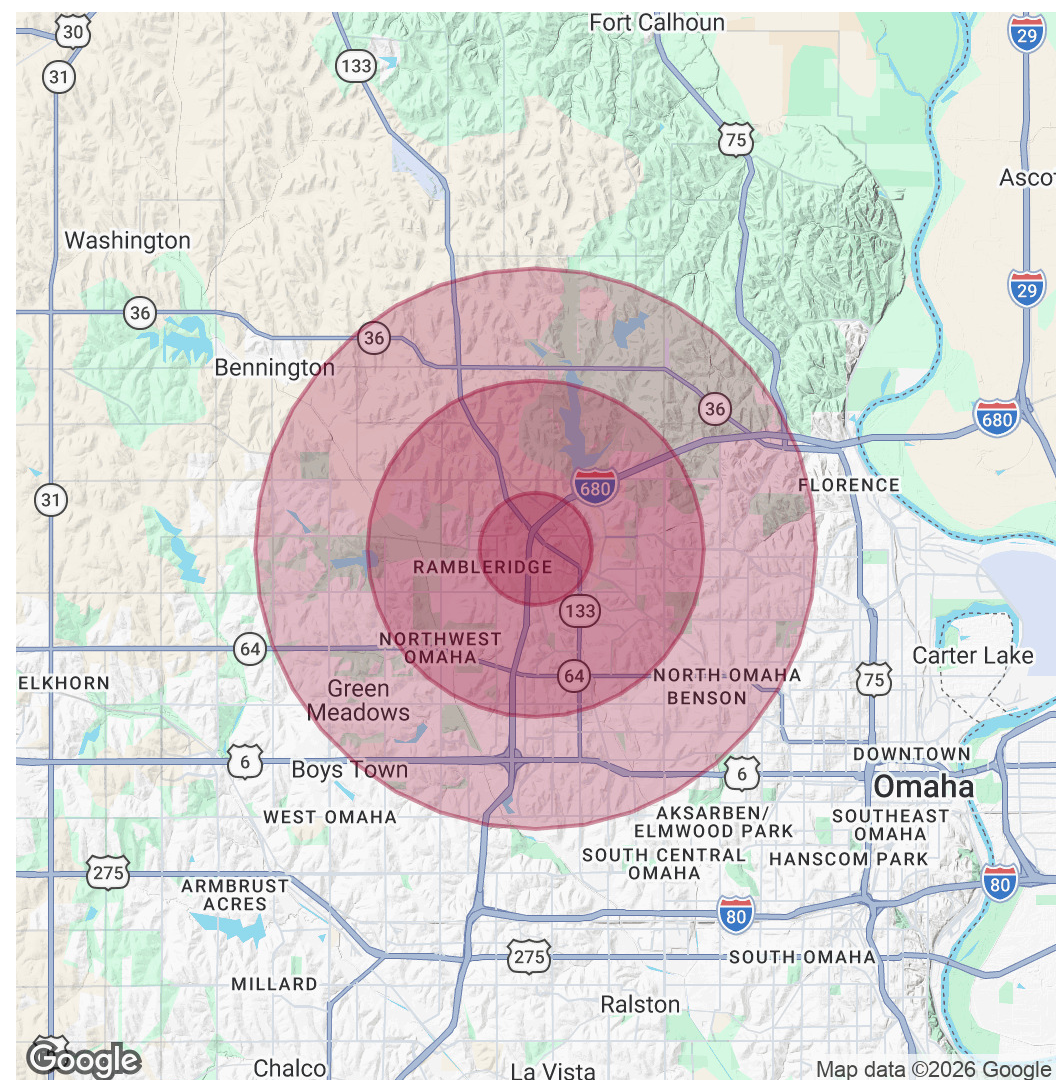
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,641	65,635	178,594
Average Age	32.1	35.2	36.8
Average Age (Male)	32.3	33.8	35.2
Average Age (Female)	31.9	36.9	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	28,014	76,789
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$58,926	\$71,179	\$82,411
Average House Value	\$135,244	\$153,986	\$177,893

2020 American Community Survey (ACS)



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