

**FOR LEASE**

9939 REDICK CIRCLE, OMAHA, NE 68122

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



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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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

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

## CONTACT

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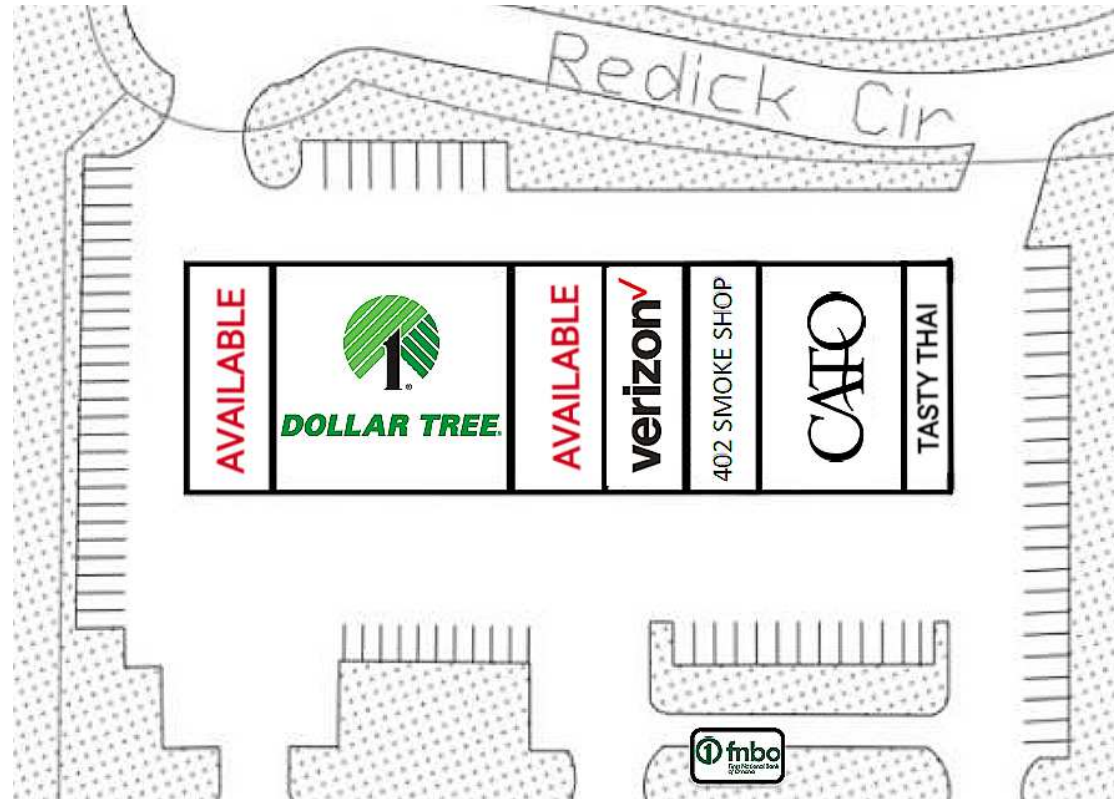
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## AVAILABLE SPACES

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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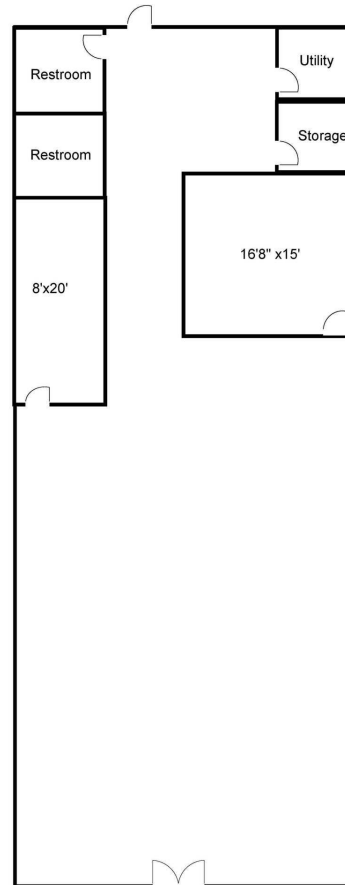
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#9949



#9949



#9959

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DRONE AERIAL

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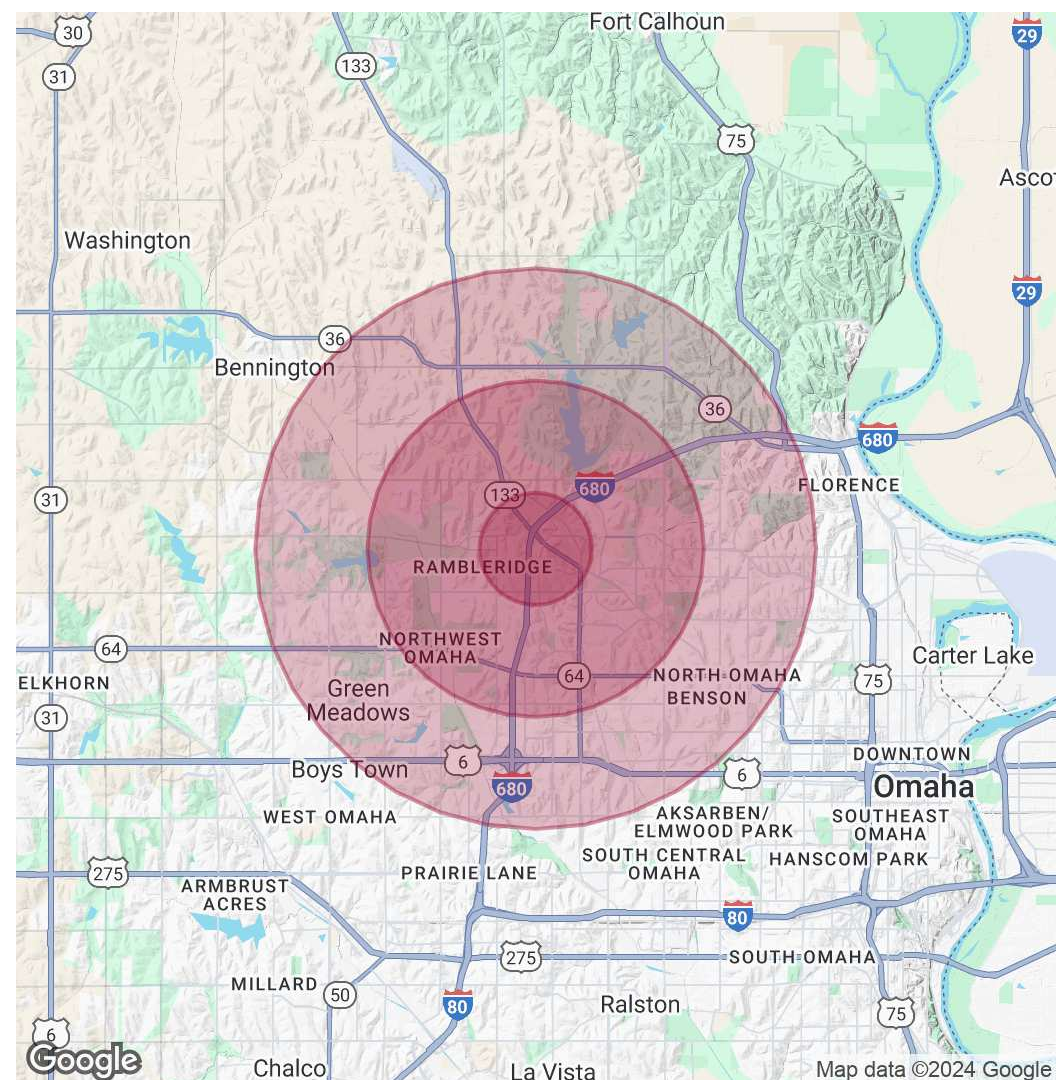
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,641	65,635	178,594
<b>Average Age</b>	32.1	35.2	36.8
<b>Average Age (Male)</b>	32.3	33.8	35.2
<b>Average Age (Female)</b>	31.9	36.9	38.4

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

2020 American Community Survey (ACS)



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