



10801 Blondo Street | Omaha, NE 68164

Price Reduced \$1,295,000 | Lease Rate \$10 PSF NNN

Property Features

- Owner-User or investor Opportunity
- 18,720 SF retail building
- 9,360 SF available on the street level
- Prime location on the corner of 108th and Blondo
- Great visibility frontage on Blondo
- Two tenants occupy lower level (Ward Aesthetic Dentistry and Mick Doyle's Gym)

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SALE DETAILS

ADDRESS	SIZE (SF)	PRICE REDUCED
10801 Blondo Street	18,720 SF	\$1,295,000

LEASE DETAILS

ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
10801 Blondo Street	9,360 SF	\$10.00 SF/yr	NNN

BUILDING DETAILS

Building Size (SF)	18,720 SF
Year Built	1985
Tenancy	Multiple
Lot Size	0.78 AC
Parking	60
Traffic Count	20,525 VPD
Zoning	CC

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Northwest Omaha
County	Douglas
Cross Streets	108th & Blondo
Nearest Interstate	I-680

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	6,791	42,847	108,105
Total Population	12,323	94,849	248,584
Average HH Income	\$80,805	\$114,402	\$119,220



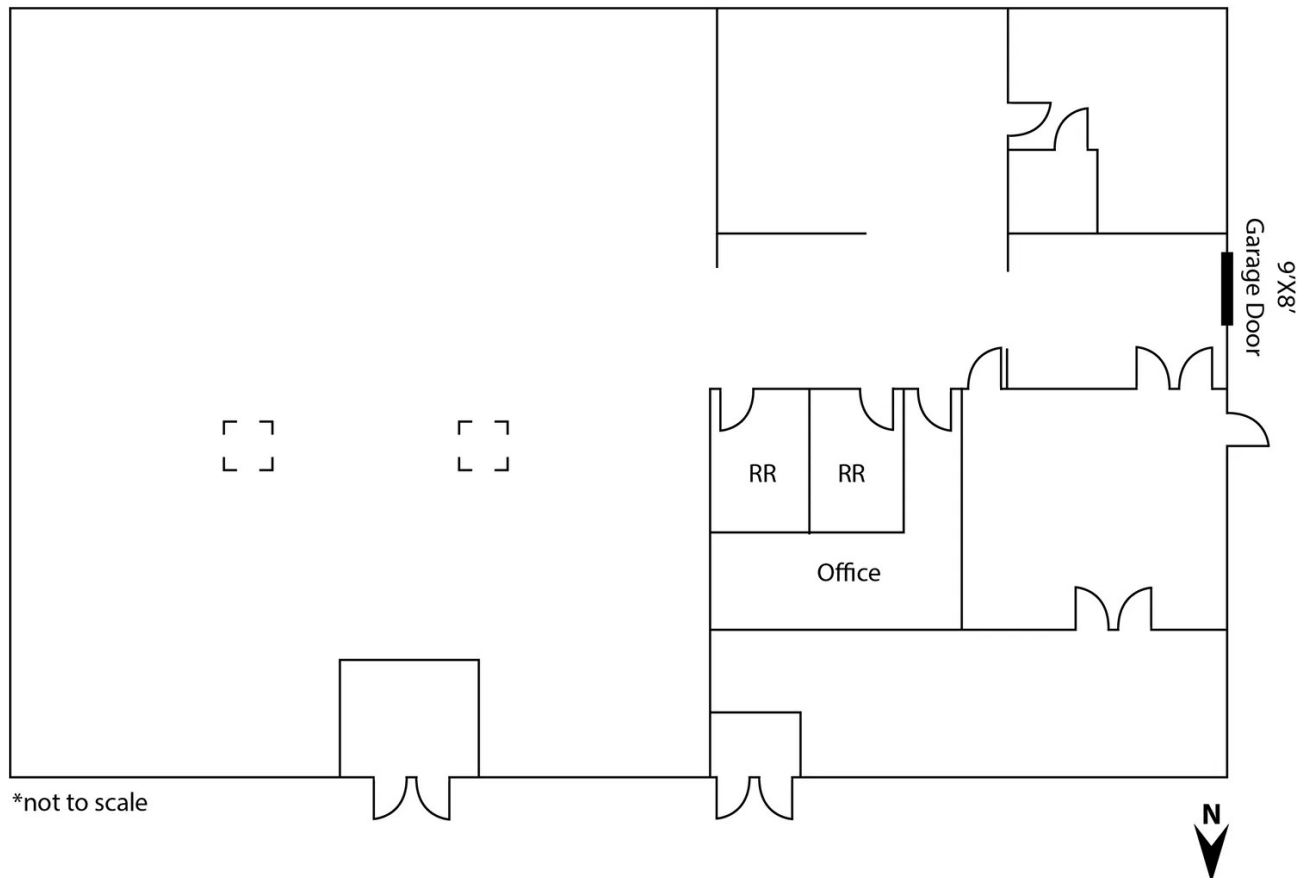
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Street Level Available 9,360 SF



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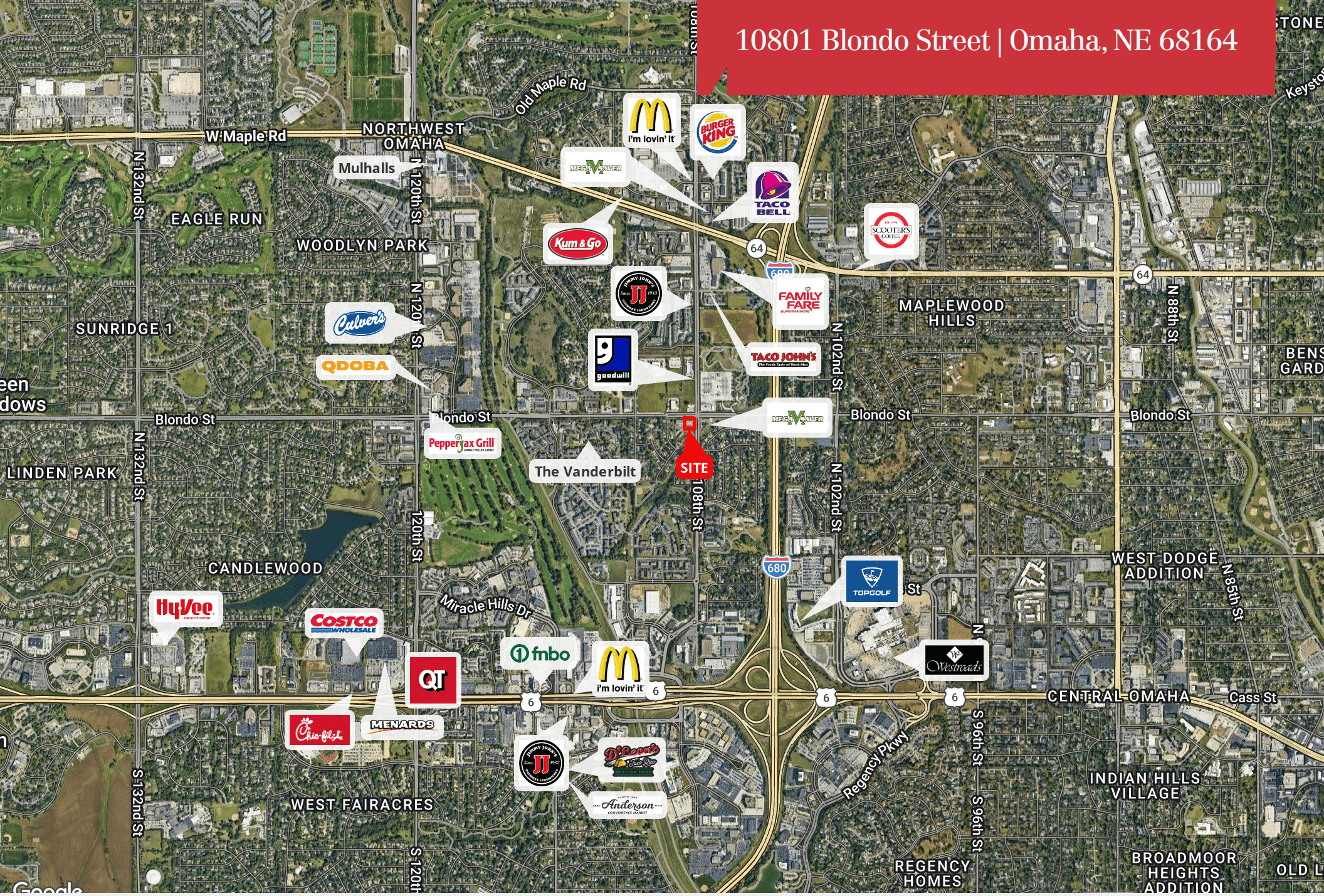
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