

FOR LEASE - UNION PLAZA

601 SOUTH 16TH STREET, OMAHA, NE 68102

RETAIL | 1,475 - 3,046 SF | \$10.00 - 12.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Cori Adcock

402.871.4506

cadcock@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



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PROPERTY DESCRIPTION

Ideal retail opportunity with incredible storefront exposure and ample on-street parking surrounding the property. Generous TI allowance for the right Tenant & lease term!

LOCATION DESCRIPTION

Historic building in the heart of downtown Omaha with many area amenities nearby. Within walking distance to the Old Market and the new Riverfront Development.

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OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
NNNs:	\$4.25 PSF
Available SF:	1,475 - 3,046 SF
Building Size:	62,514 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,475 - 3,046 SF	Lease Rate:	\$10.00 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	3,046 SF	NNN	\$10.00 - 12.00 SF/yr
Suite 2	1,475 SF	NNN	\$10.00 - 12.00 SF/yr

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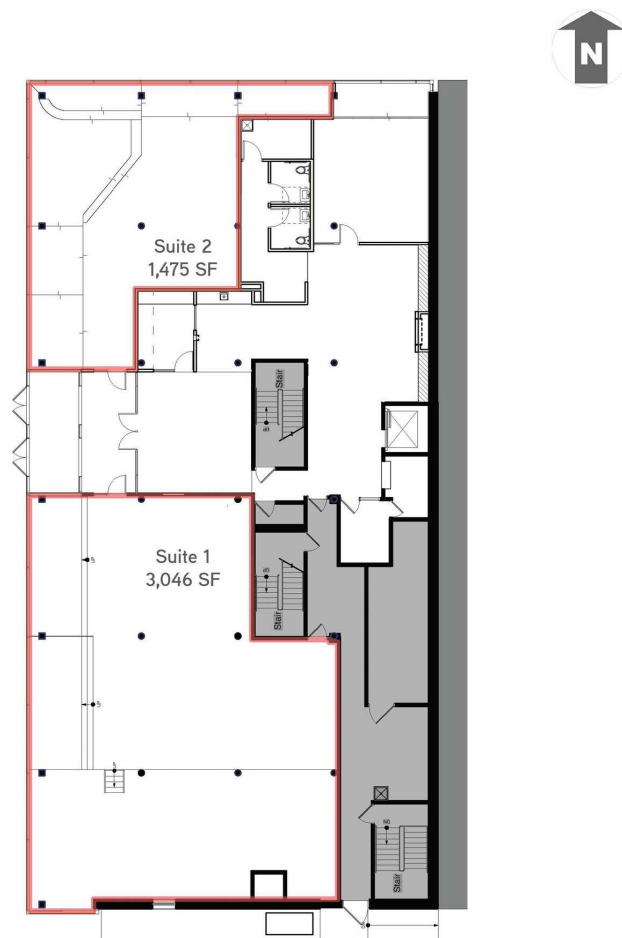
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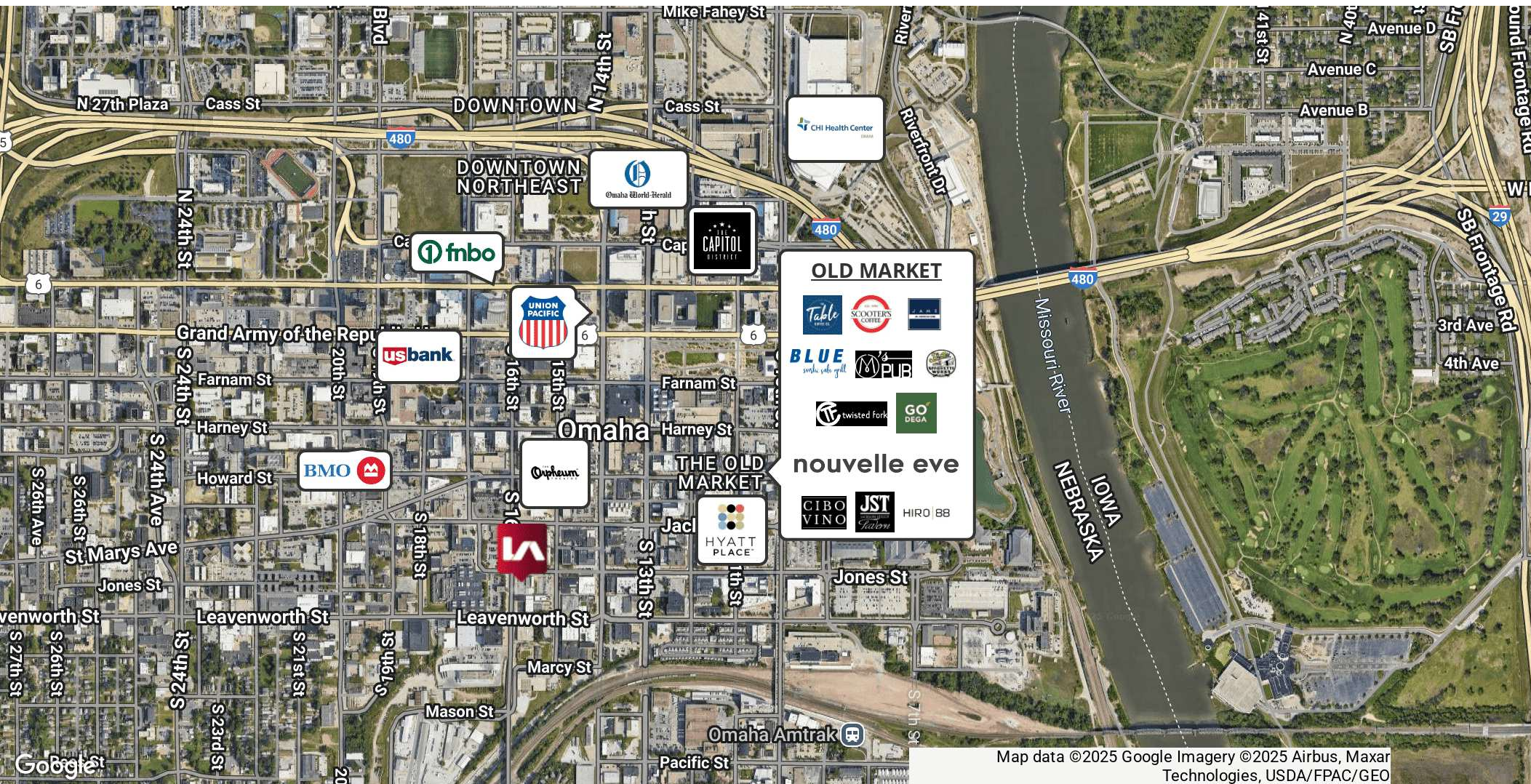
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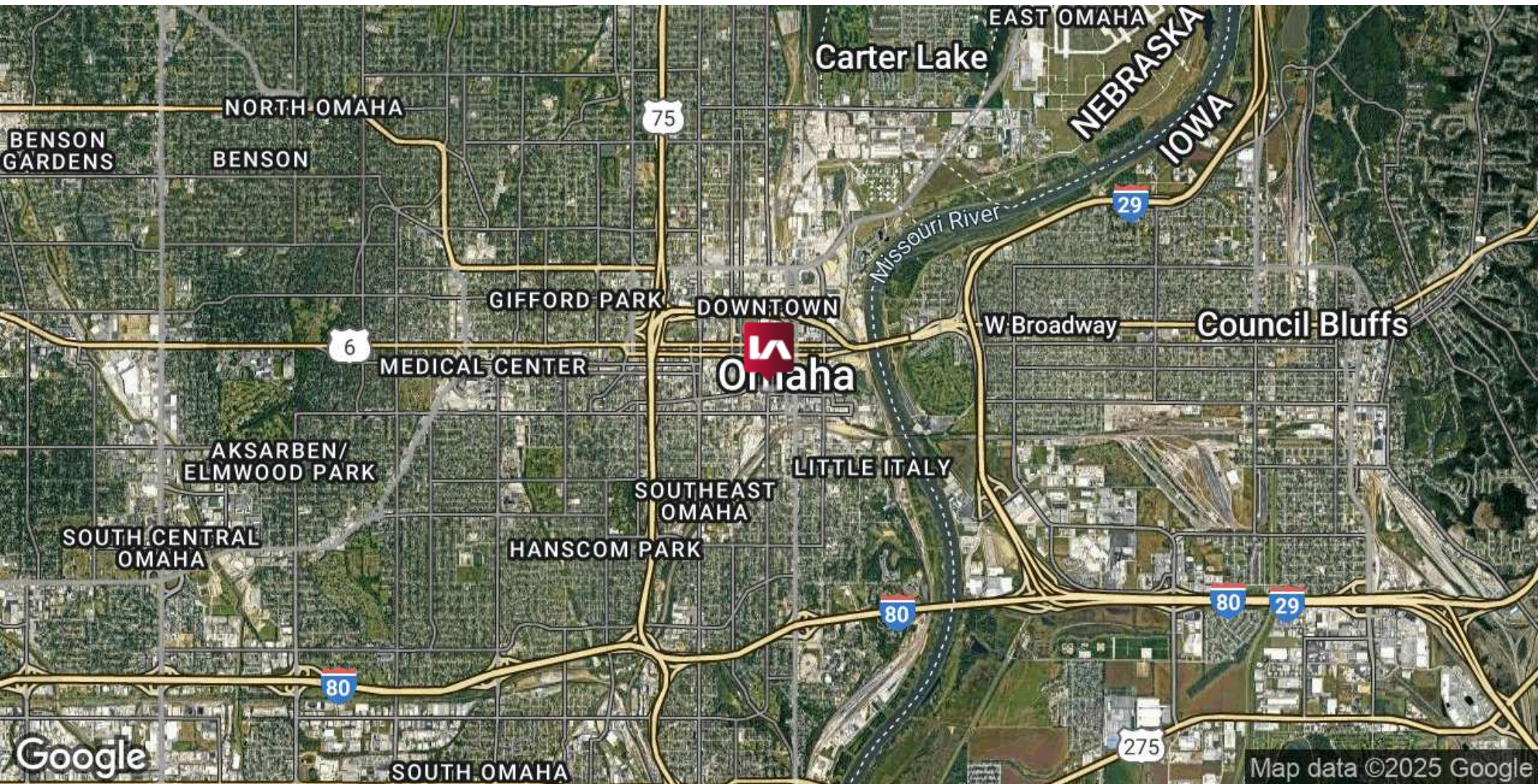
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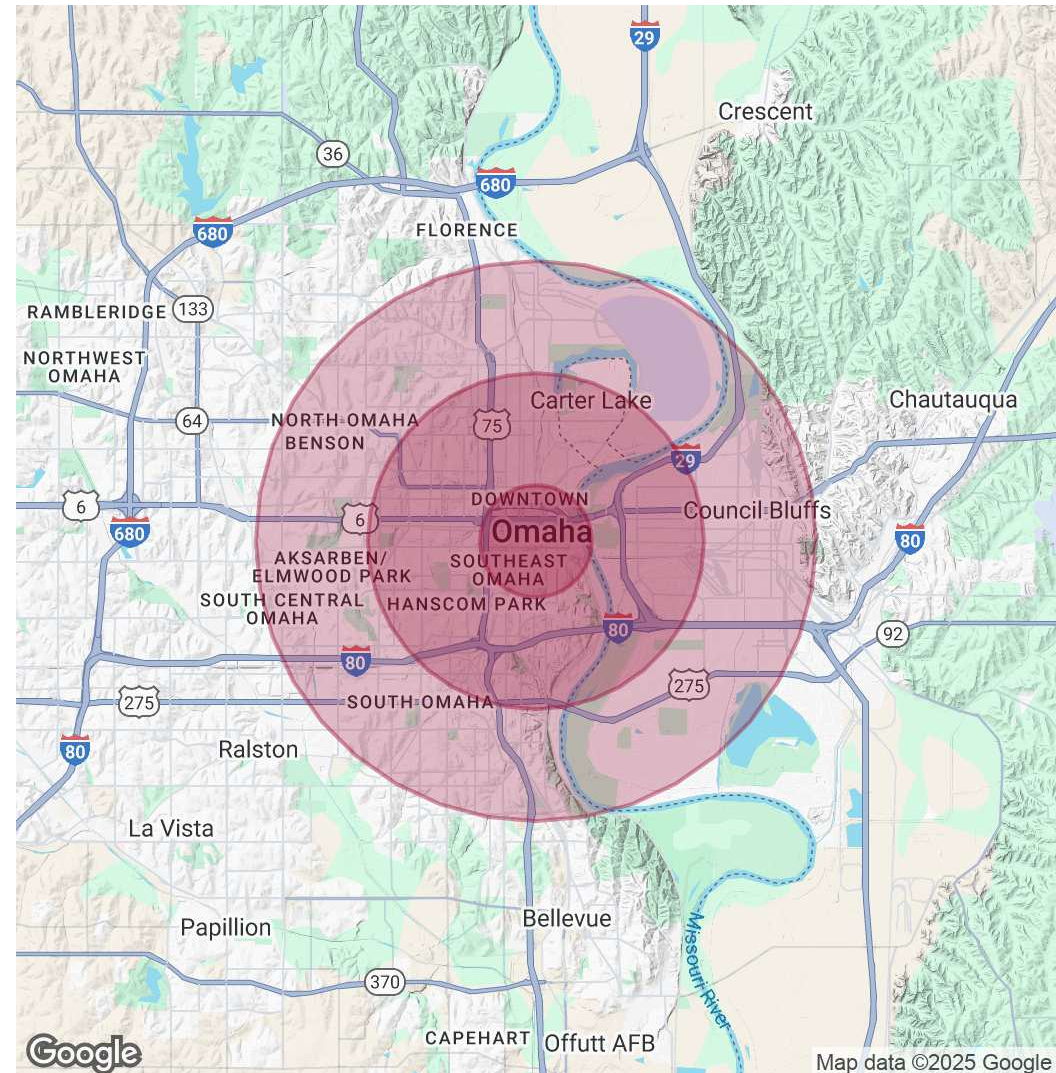
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,427	115,343	249,215
Average Age	34	36	36
Average Age (Male)	35	35	36
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,025	46,864	98,709
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$65,408	\$67,237	\$73,668
Average House Value	\$309,186	\$231,827	\$228,086

Demographics data derived from AlphaMap



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