

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

| | |
|----------------|-------------------------------|
| 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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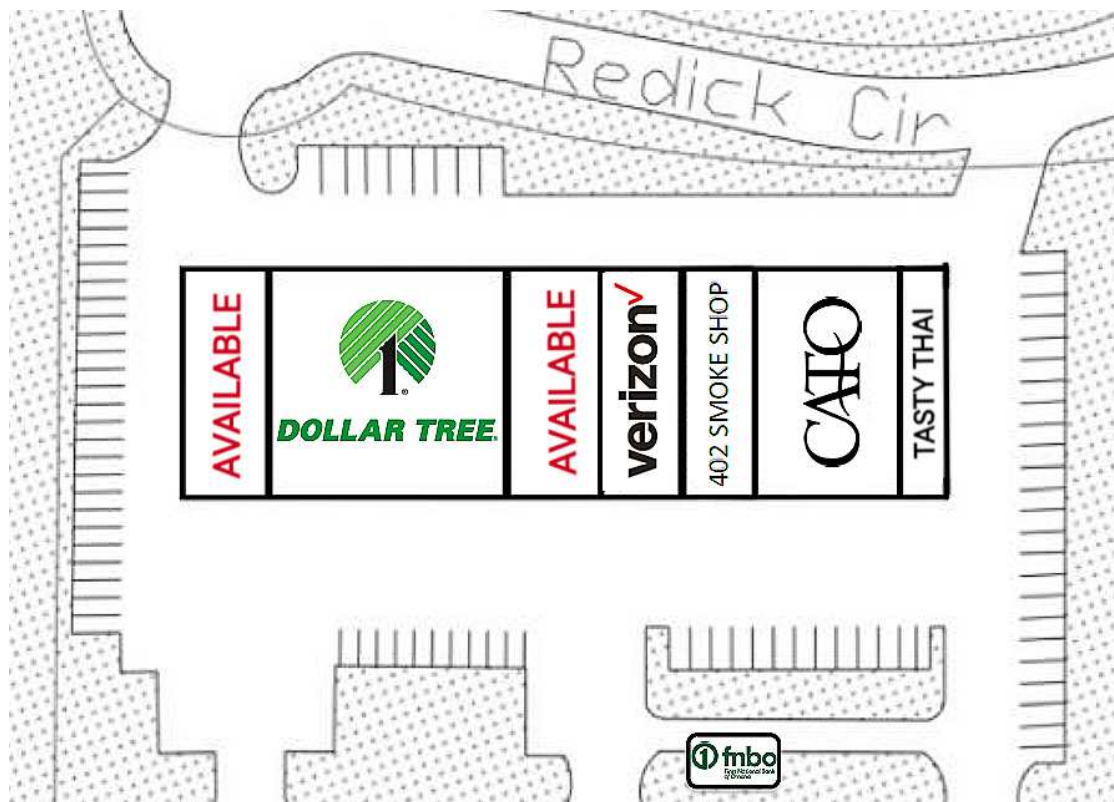
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AVAILABLE SPACES

| 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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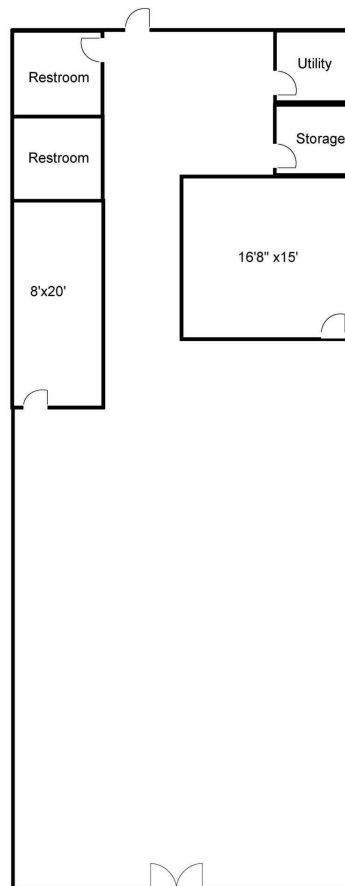
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#9949



#9949



#9959

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DRONE AERIAL



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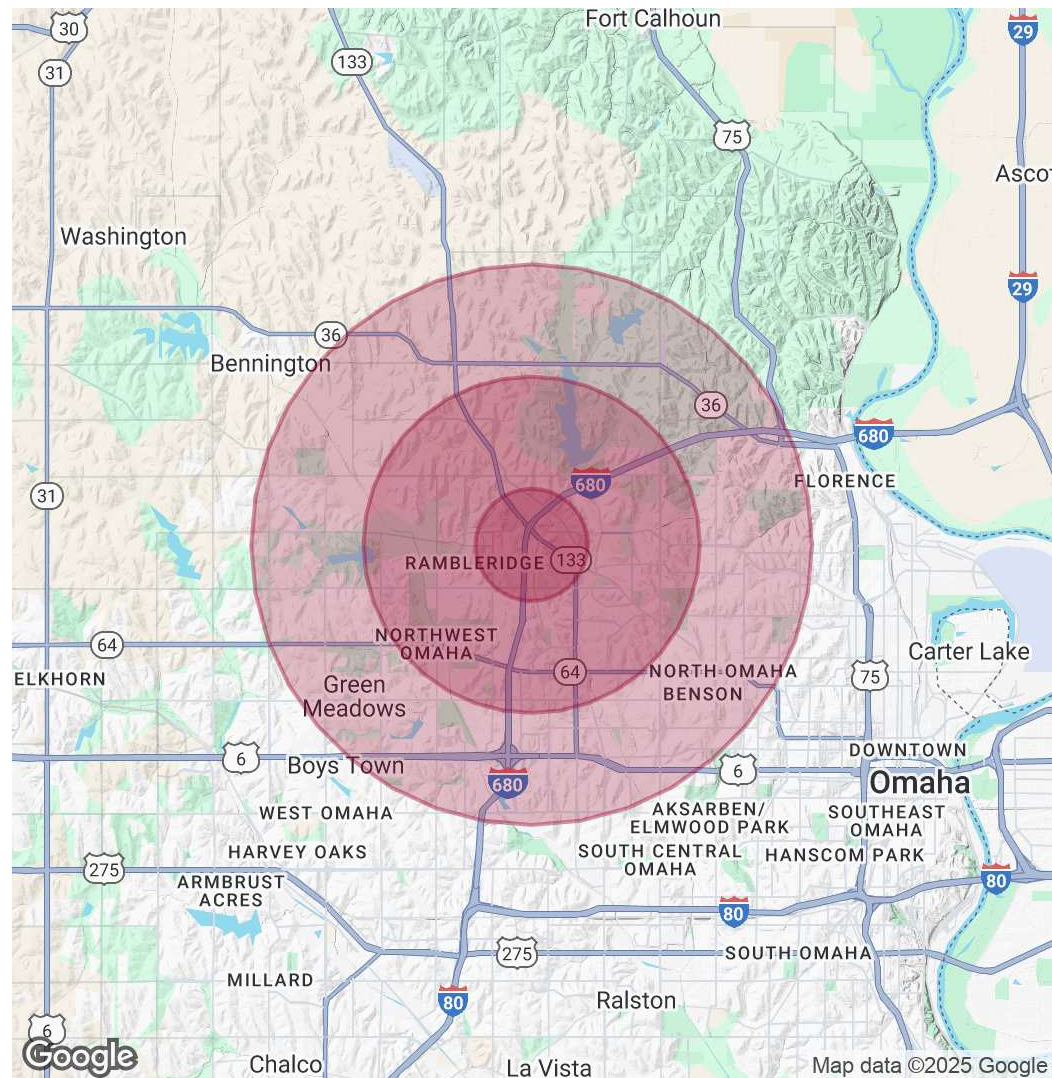
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,641 | 65,635 | 178,594 |
| Average Age | 32.1 | 35.2 | 36.8 |
| Average Age (Male) | 32.3 | 33.8 | 35.2 |
| Average Age (Female)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