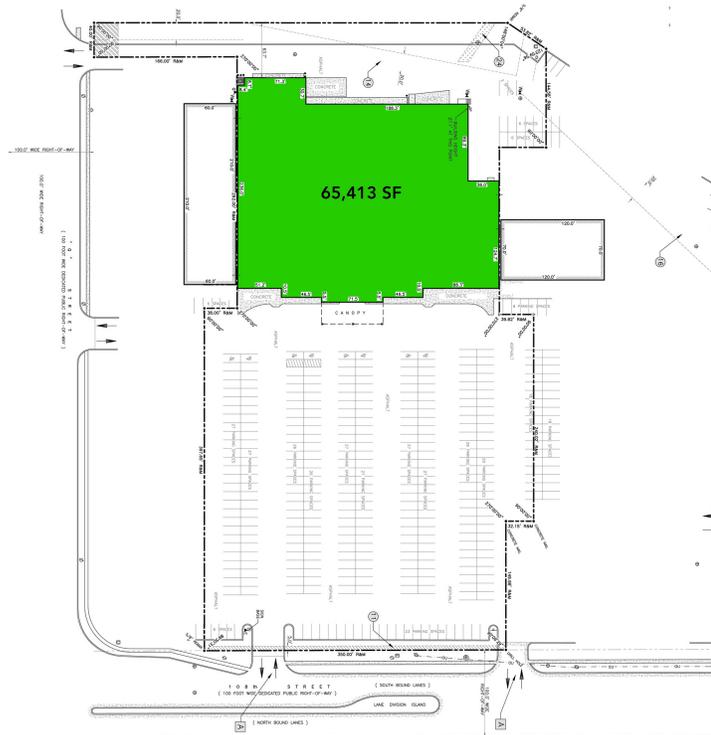


FORMER FAMILY FARE

5110 South 108th Street, Omaha, NE 68137

RARE BIG BOX AVAILABLE FOR LEASE



PROPERTY DESCRIPTION

Former Family Fare on the signalized corner of 108th & Q Street. This Rare Big Box Location offers prime opportunities for Retail tenants in a densely populated part of Omaha. Surrounded by a diverse mix of shopping, dining, and entertainment options, attracting a steady flow of locals and tourists alike. With high visibility and ease of access this is the perfect opportunity to join the dynamic commercial community and become part of Omaha's thriving retail landscape.

PROPERTY HIGHLIGHTS

- Highly visible location at signalized hard corner of 108th & Q Street
- High-Growth MSA
- Dense Daytime Population of 306,703 within 5 miles
- Immediate connection to I-680 (139,423 VPD) & US-275 (40,116 VPD)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	65,413 SF
Lot Size:	6 Acres



ACCESS Commercial, LLC

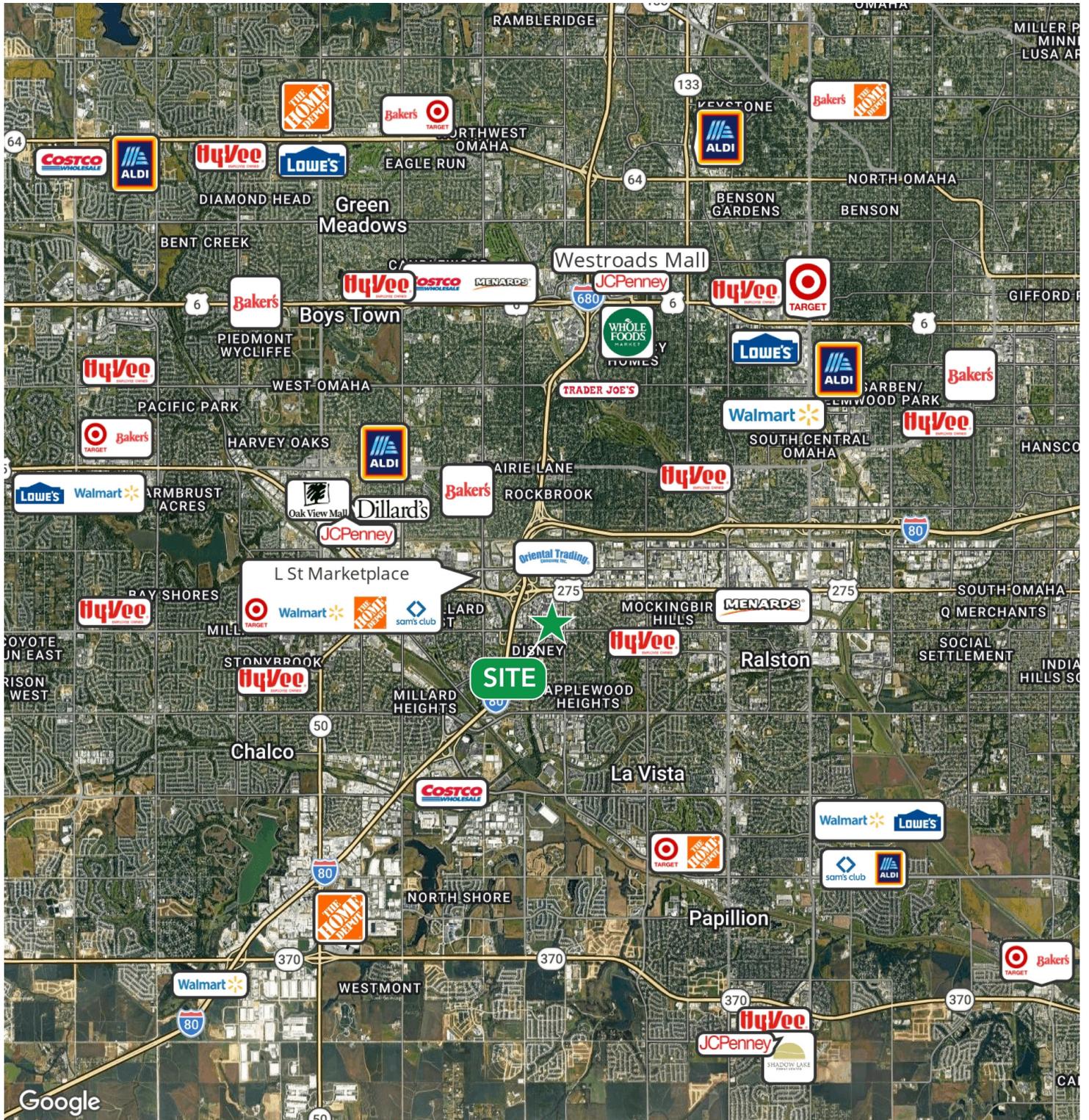
AMBER OLSON

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Senior Broker Associate

FORMER FAMILY FARE

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RETAIL MAP



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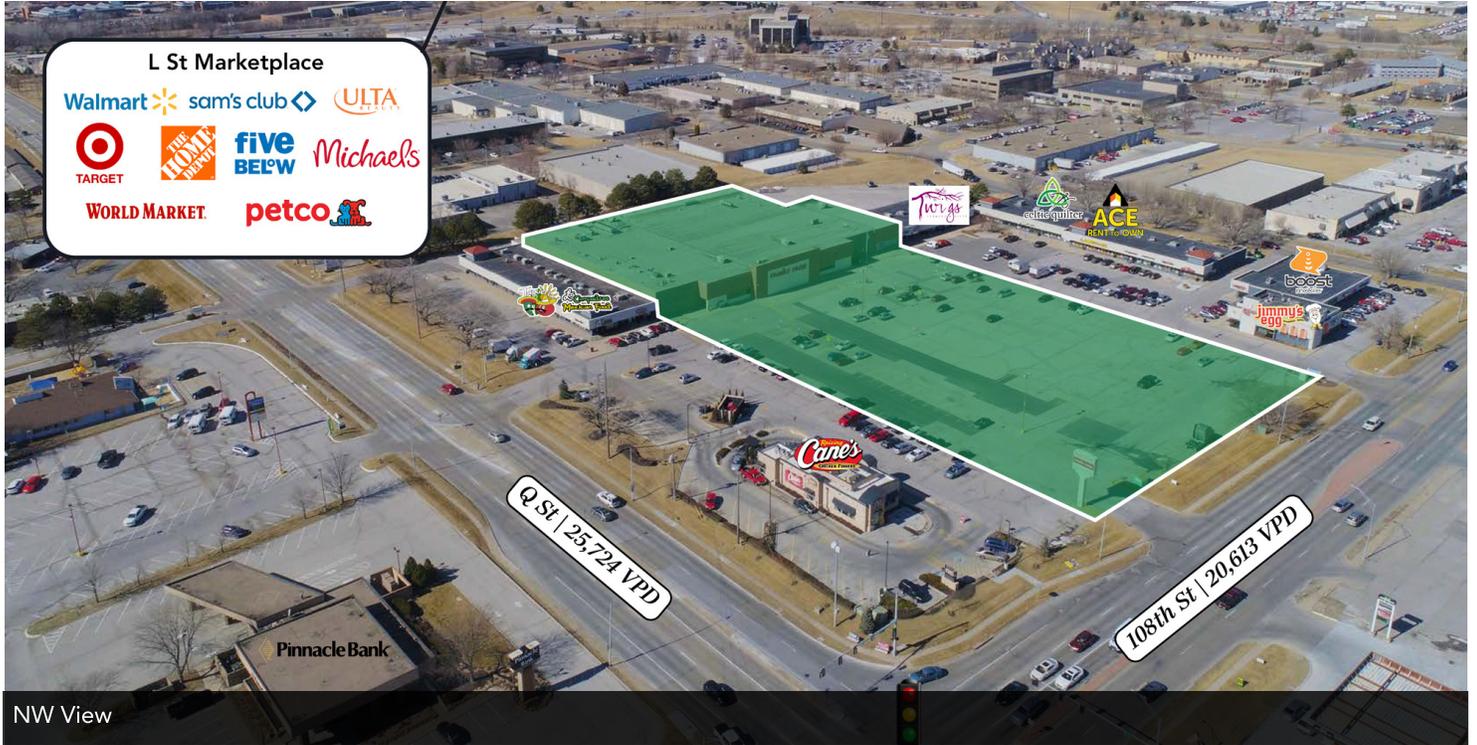
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DRONES



NW View



NE View



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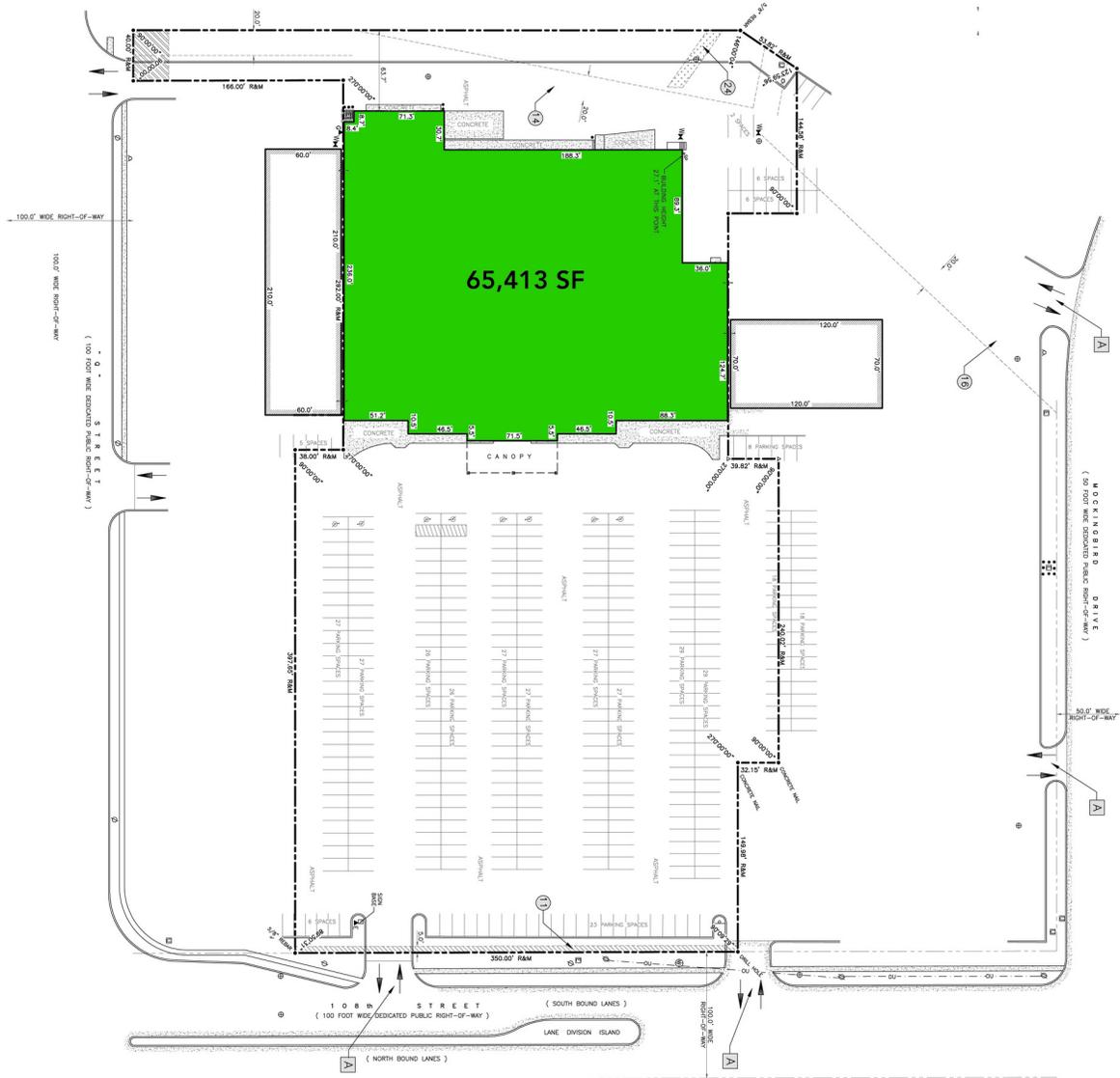
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FORMER FAMILY FARE

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SITE PLAN



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Former Family Fare	Available	65,413 SF	NNN	Negotiable



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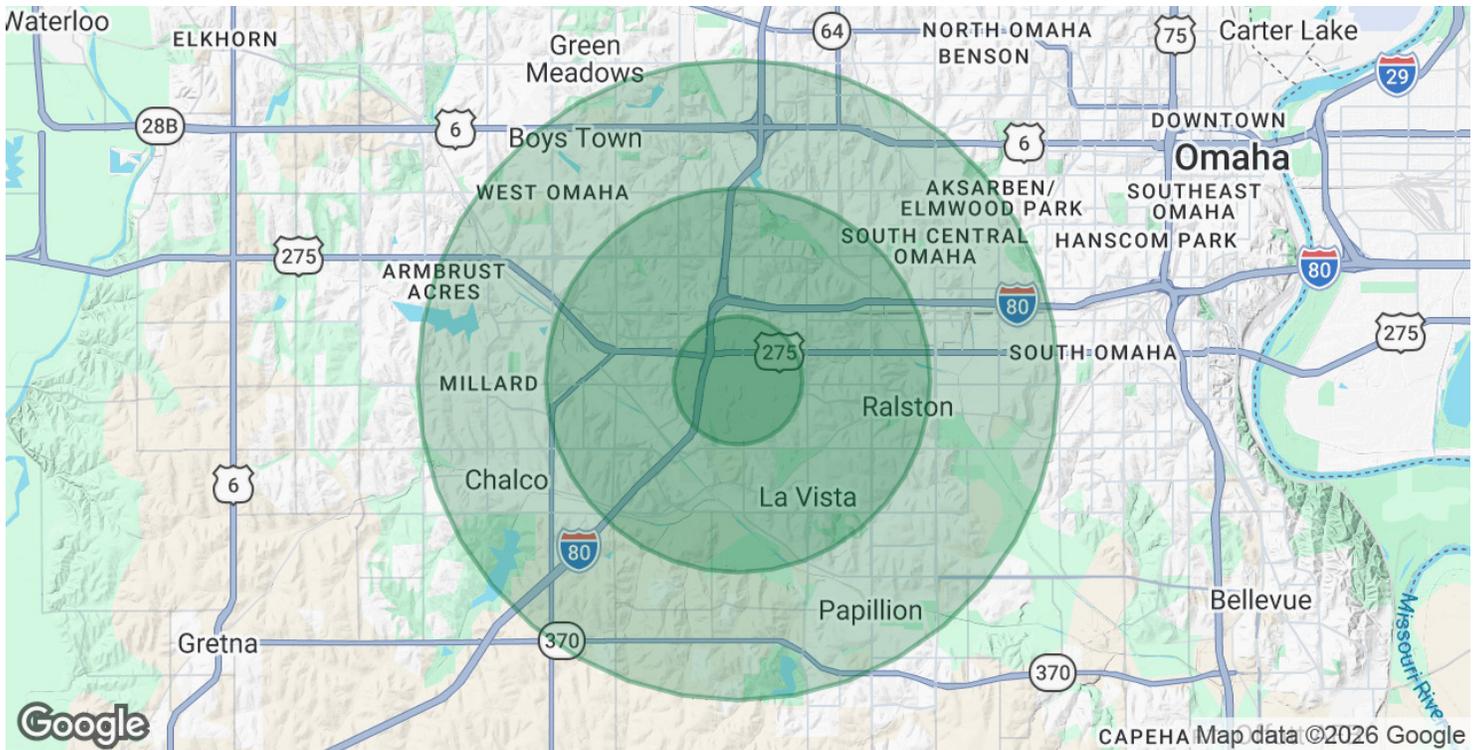
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,902	79,323	208,610
Daytime Population	13,289	105,803	306,703
Employees in area	5,748	46,757	120,034

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,671	35,098	89,559
Average HH Income	\$93,273	\$104,890	\$113,138
Median HH Income	\$69,320	\$79,766	\$83,655

2023 American Community Survey (ACS)



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LISTING TEAM



AMBER OLSON

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PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

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