

FOR LEASE

2019 KRENZIEN DR, NORFOLK, NE 68701

RETAIL | 1,592 SF | \$26.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

Lee & Associates | Nebraska is pleased to present the exclusive lease opportunity of this 1,592 SF retail storefront. This property features more than 1,000 SF of prime storefront space, along with over 400 SF dedicated to inventory and a break room, making it ideal for national retailers. The building offers outstanding visibility from US-275, with over 18,000 vehicles passing by each day, complemented by a prominent tenant pylon sign that makes 2019 Krenzien hard to miss.

PROPERTY HIGHLIGHTS

- Great visibility with frontage to US-275
- Pylon sign for tenants
- Located in the heart of Norfolk's retail corridor
- Over 18,000 VPD on US-275

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LOCATION DESCRIPTION

This vacant 1,592 SF space is part of a two tenant property that includes Buffalo Wild Wings. Property is situated on an outparceled lot in front of Courtesy Ford of Norfolk, one of the largest car dealerships in the city. With direct frontage on US-275 at the SW corner of US-275 & S 20th St, you'll be in good company alongside other national retailers on Norfolk's main retail corridor, including Harbor Freight, Kohl's, Target, Culver's, Hobby Lobby, Walmart, TSC, and Earl May, among others.

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	1,592 SF
Building Size:	6,786 SF

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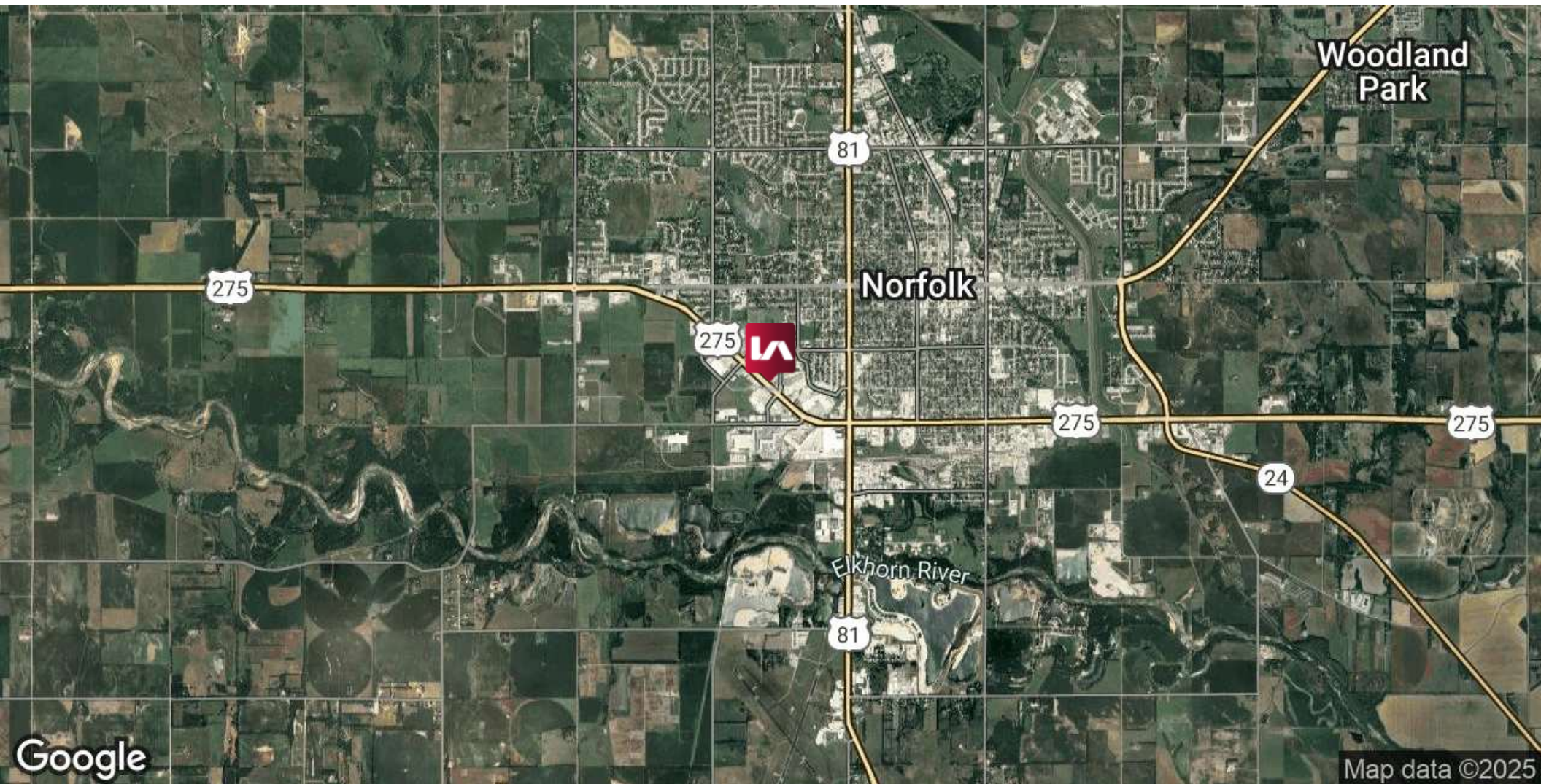
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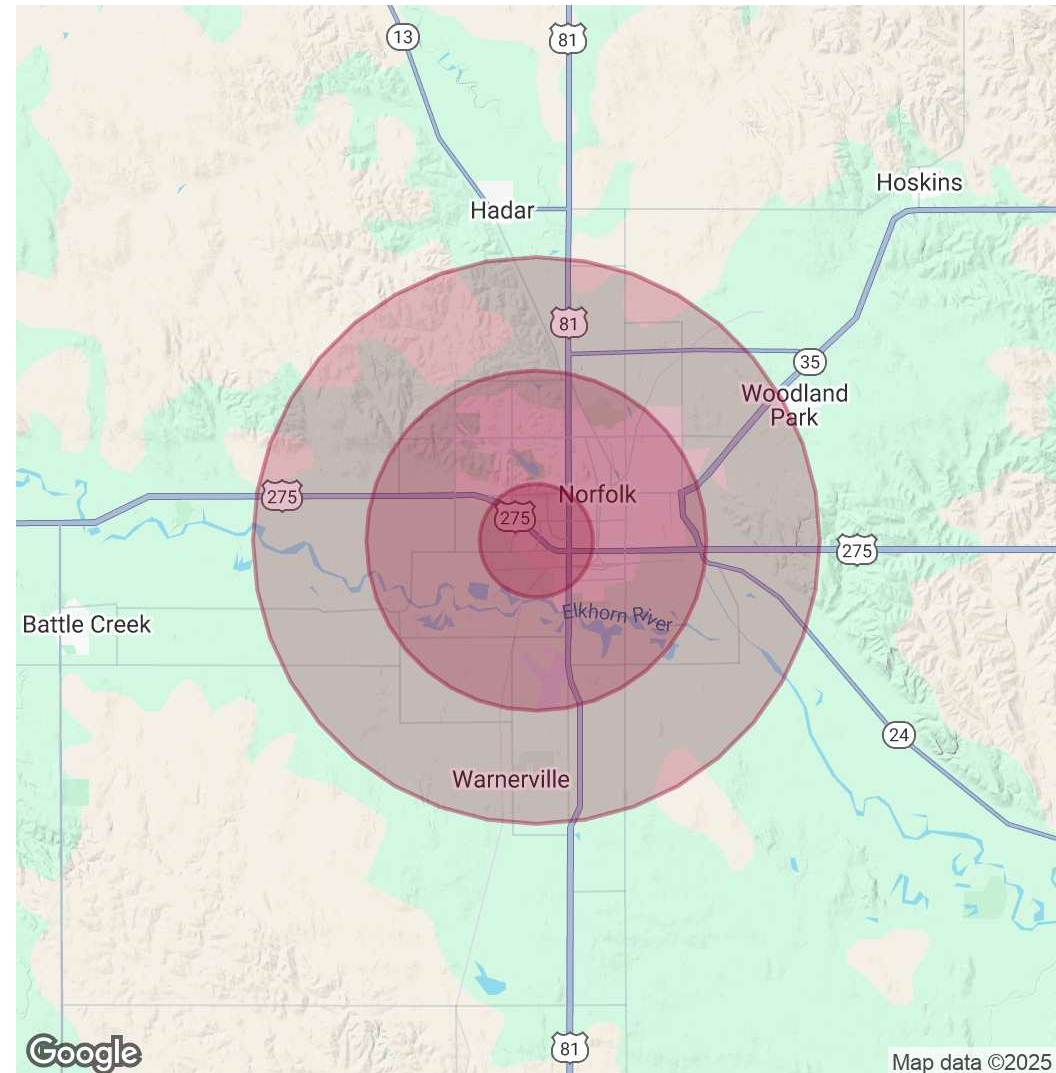
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,076	25,264	27,937
Average Age	41	39	39
Average Age (Male)	39	38	39
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,645	10,269	11,272
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$76,925	\$91,923	\$92,561
Average House Value	\$183,981	\$246,482	\$251,939

Demographics data derived from AlphaMap



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