

MAPLE 70

RETAIL PROPERTY FOR LEASE | 7002-22 MAPLE ST, OMAHA, NE 68104



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 LEE &
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COMMERCIAL REAL ESTATE SERVICES



SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
7010 Maple	700 SF	\$1,200 per month	Includes utilities
7012 Maple	700 SF	\$1,000 per month	Includes utilities
7016 Maple, Suite 5	300 SF	\$280 per month	Includes utilities
7020-22 Maple	2,300 SF	\$2,800 per month	Includes utilities

PROPERTY DETAILS:

ASKING RATE:	\$280 - \$2,800 per month (Gross)
SF AVAILABLE:	300 - 2,300 SF
TERMS:	3-5 years
TOTAL BUILDING SF:	± 16,000 SF
LOT SIZE:	± 0.52 Acres
ZONING:	GC
YEAR BUILT:	1949

PROPERTY HIGHLIGHTS:

- Newly remodeled
- Full-service lease includes utilities
- High visibility on busy Maple Street corridor
- Small retail and office space
- Affordable Lease rates from \$280 to \$2,800 per month Gross Lease (includes utilities)

PROPERTY DESCRIPTION |



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Under new ownership! Newly remodeled units available for immediate occupancy. Full-Service Gross Lease rate includes utilities. Ideal for small business owners requiring affordable office or retail space and simplified leases. Suite 7010 has plumbing and a private room and ideal for a hair salon. All suites have access to multi-stall common area bathrooms. Tenant is responsible for janitorial services within their space. Great visibility on the busy Maple Street corridor.



LOCATION DESCRIPTION

Off 72nd & Maple close to Benson.

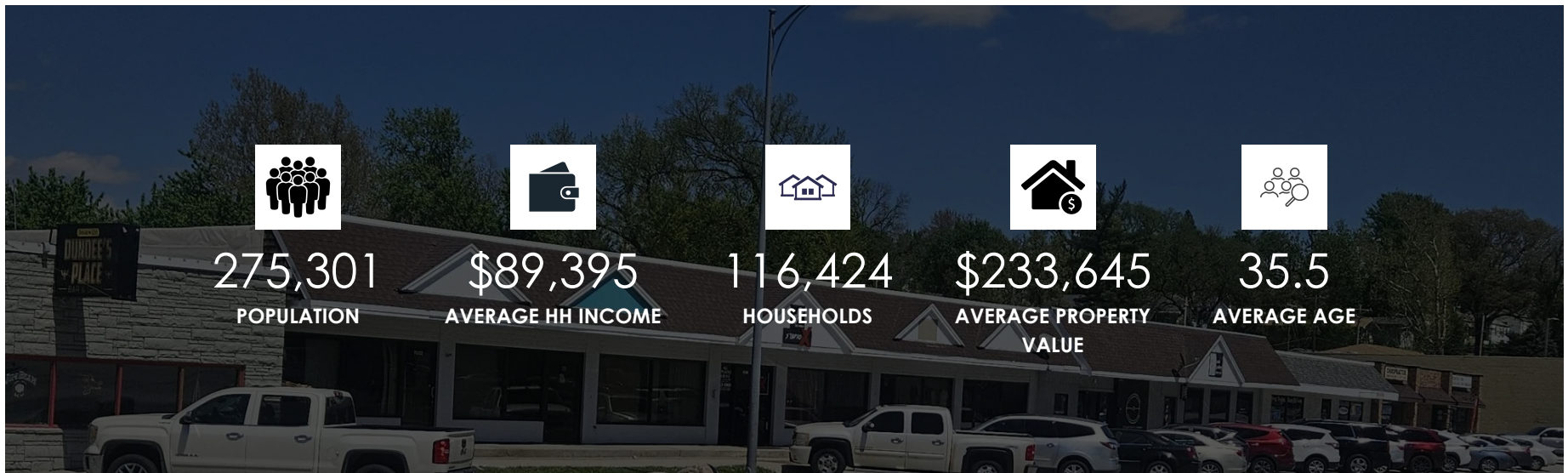
RETAILER MAP |



OMAHA OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	15,282	122,238	275,301
Average Age	39.6	36.4	35.5
Average HH Income	79,752	92,696	89,395

2023 American Community Survey (ACS)



FOR
LEASE

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OMAHA, NE 68104



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