

FOR LEASE - FORT PLAZA

5402 NORTH 90TH STREET, OMAHA, NE 68134

RETAIL/OFFICE | 1,400 SF | \$14.00 SF/YR (NNN)



Empowered Brokers. Exceptional Results.

PRESENTED BY:

Grace Newton

402.980.0111

gnewton@lee-associates.com

Jacob D. Militti

402.917.0071

jmilitti@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,400 SF | \$14.00 SF/yr (NNN)



PROPERTY DESCRIPTION

Last space available for a variety of retail or office users. Located off 90th & Fort Street and surrounded by national retail stores and food chains. Area schools, churches, and businesses bring traffic to the center. Monument signage and tenant improvement allowances available!

PROPERTY HIGHLIGHTS

- Monument signage
- High traffic area
- Excess parking

LOCATION DESCRIPTION

Located on 90th & Fort Street.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
NNN Expenses:	\$4.19 p.s.f.
Available SF:	Bay #5422 - 1,400 SF
Building Size:	38,922 SF

CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Jacob D. Militti

jmilitti@lee-associates.com
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,400 SF | \$14.00 SF/yr (NNN)



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Jacob D. Militti

jmilitti@lee-associates.com
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,400 SF | \$14.00 SF/yr (NNN)



Bay #5422



Bay #5422

CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Jacob D. Militti

jmilitti@lee-associates.com
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



FOR LEASE

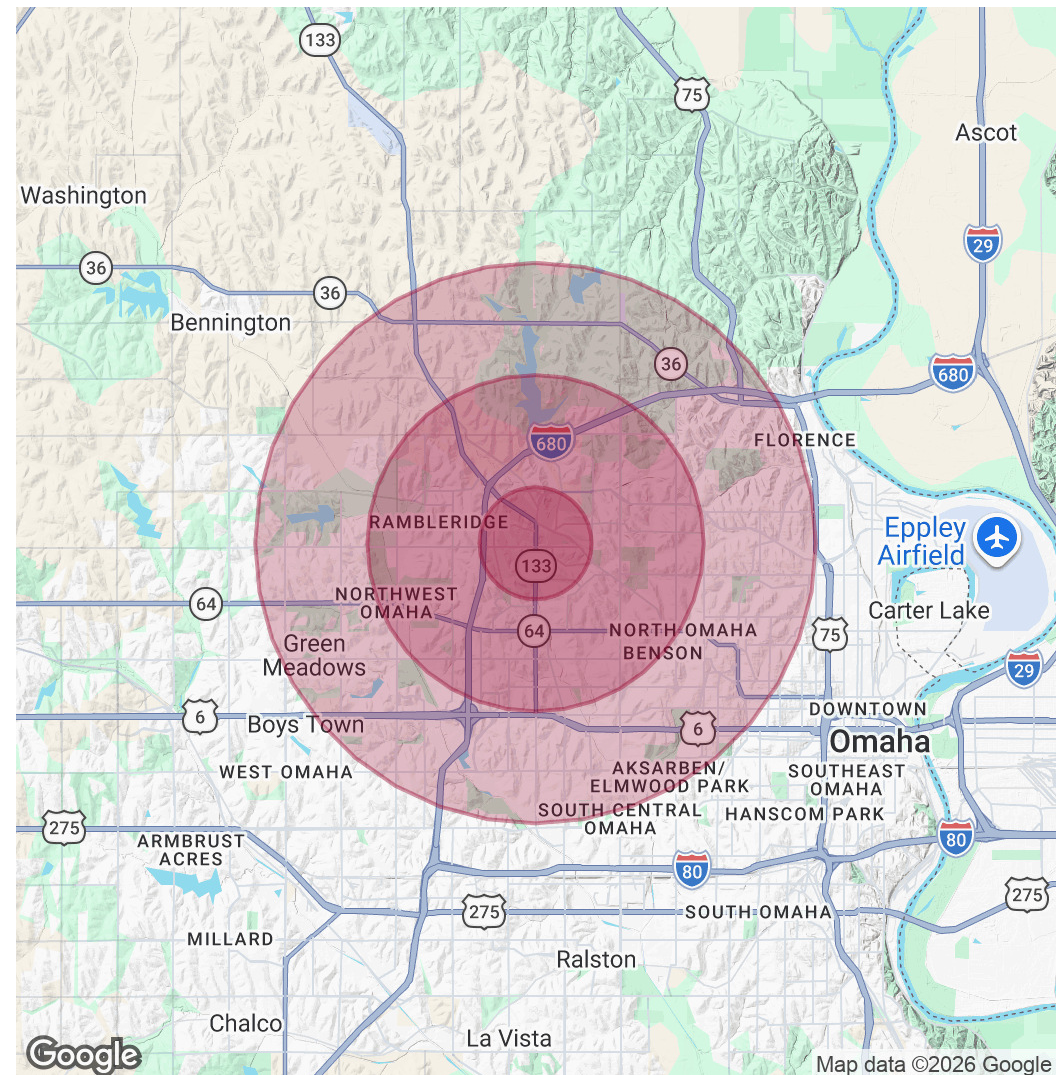
5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,400 SF | \$14.00 SF/yr (NNN)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,363	86,998	209,663
Average Age	38	38	38
Average Age (Male)	37	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,045	36,016	85,771
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$85,368	\$80,763	\$95,324
Average House Value	\$232,095	\$233,186	\$277,300

* Demographic data derived from 2020 ACS - US Census



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Jacob D. Militti

jmilitti@lee-associates.com
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

5402 NORTH 90TH STREET, OMAHA, NE 68134

Retail/Office | 1,400 SF | \$14.00 SF/yr (NNN)



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Jacob D. Militti

jmilitti@lee-associates.com
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888

