

9930 MAPLE STREET

Omaha, NE 68134

8,320 SF Free Standing Retail | For Sublease



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PROPERTY OVERVIEW

8,320 SF former Family Dollar available for sublease. Located less than half a mile east of the I-680/Maple Street interchange, this site boasts great visibility and access along with strong traffic counts of over 40,000 vehicles per day at the 102nd and Maple Street intersection. The site sits directly next to Maple Village, a local shopping center with a strong mix of national and local tenants such as Scooters Coffee and Valentinos Pizza. In addition to the strong traffic counts, this property is surrounded by over 45,000 households within a three mile radius, including 626 apartment units within two city blocks. CC zoning allows for a variety of users to take advantage of this opportunity.




Lease rate includes taxes and tenant is responsible for CAM & insurance.

PROPERTY HIGHLIGHTS

Lease Rate	\$15.50 PSF MG
Total Available	8,320 SF
Building Size	8,320 SF
Current Lease Expiration	September, 30 2032
Year Built/Renovated	2014
Total Site Area	0.77 AC
Zoning	CC
Traffic Counts	40,400 EADT (102nd & Maple)



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	14,059	\$54,151	6,814
3 Miles	96,774	\$66,460	45,109
5 Miles	250,954	\$71,134	111,346

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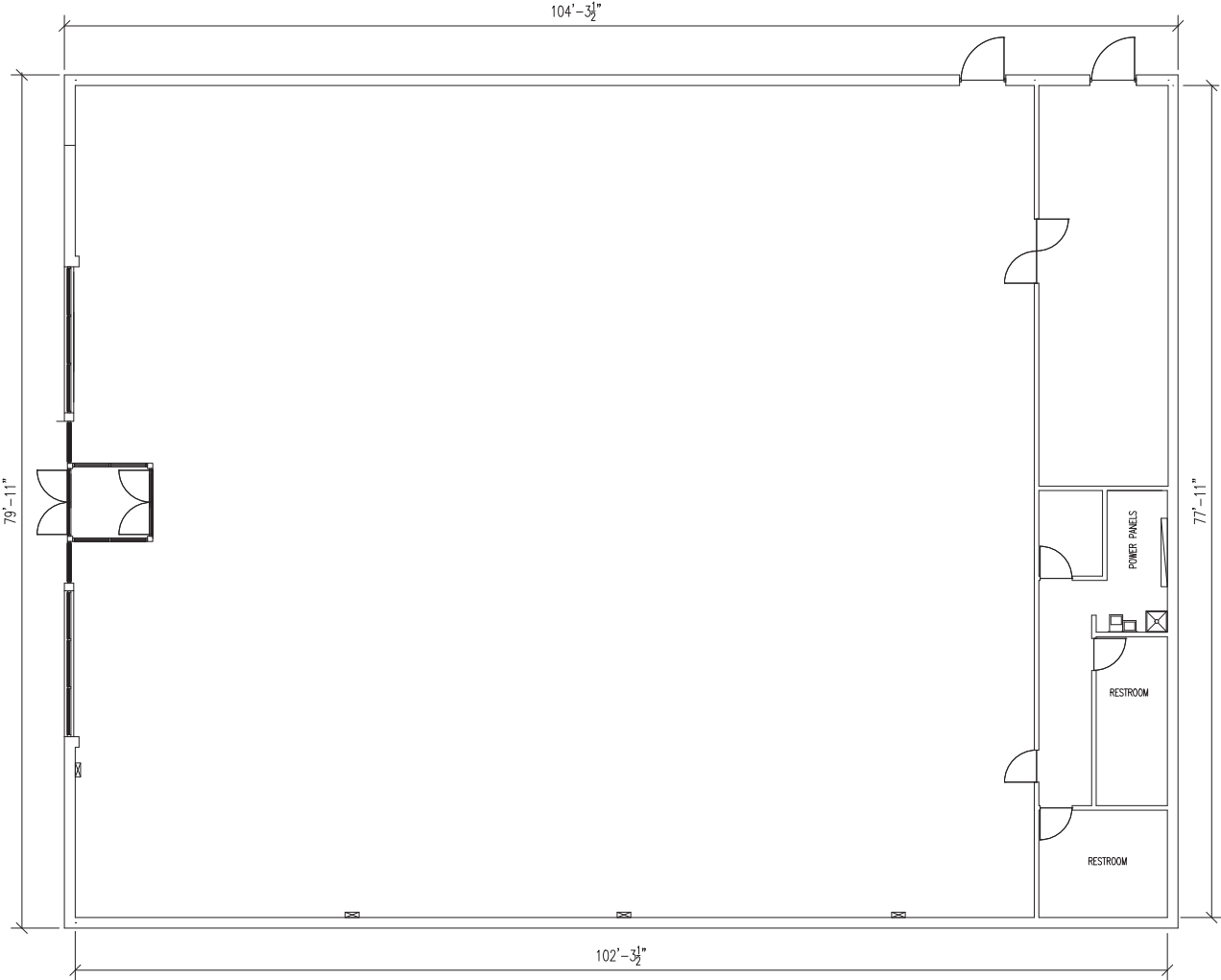
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Floor Plan



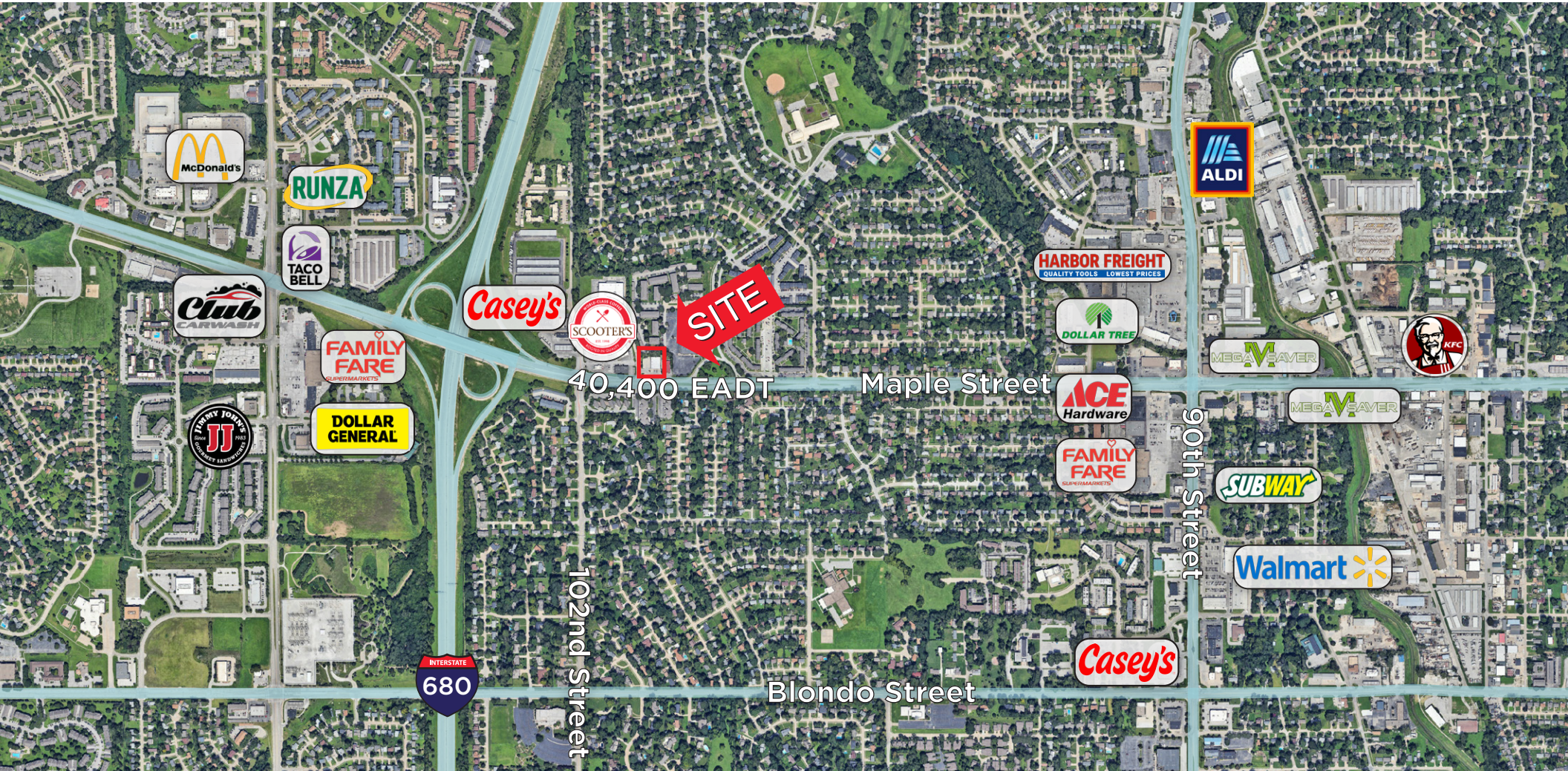
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