

# STANDING BEAR PLAZA

14242 Fort Street / Omaha, NE 68164

1,380 - 2,757 SF Retail Space / For Lease



**Michael Earl** / Principal / [michael.earl@lundco.com](mailto:michael.earl@lundco.com) / +1 402 548 4005

\*Agent has equity

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## PROPERTY OVERVIEW




This property consists of two multi-tenant buildings and is situated on the northeast corner of 144th and Fort Street. Primary tenants include Dragon Wok, Core Dance, Aqua Tots and Davlo's Pizza.

## PROPERTY HIGHLIGHTS

|                   |                            |
|-------------------|----------------------------|
| Lease Rate        | \$16.50 - \$17.50 PSF NNN  |
| Total Available   | 2,757 SF                   |
| Minimum Divisible | 1,380 SF                   |
| Maximum Divisible | 2,757 SF                   |
| Building Size     | 37,818 SF (both buildings) |
| Year Built        | 2006                       |
| Total Site Area   | 3.8 AC                     |
| Zoning            | Mixed Use                  |
| Parking Ratio     | 4.52/1000 (171 total)      |
| Clearance Height  | 10'                        |
| Traffic Counts    | 26,146 EADT                |



## NEIGHBORHOOD DEMOGRAPHICS

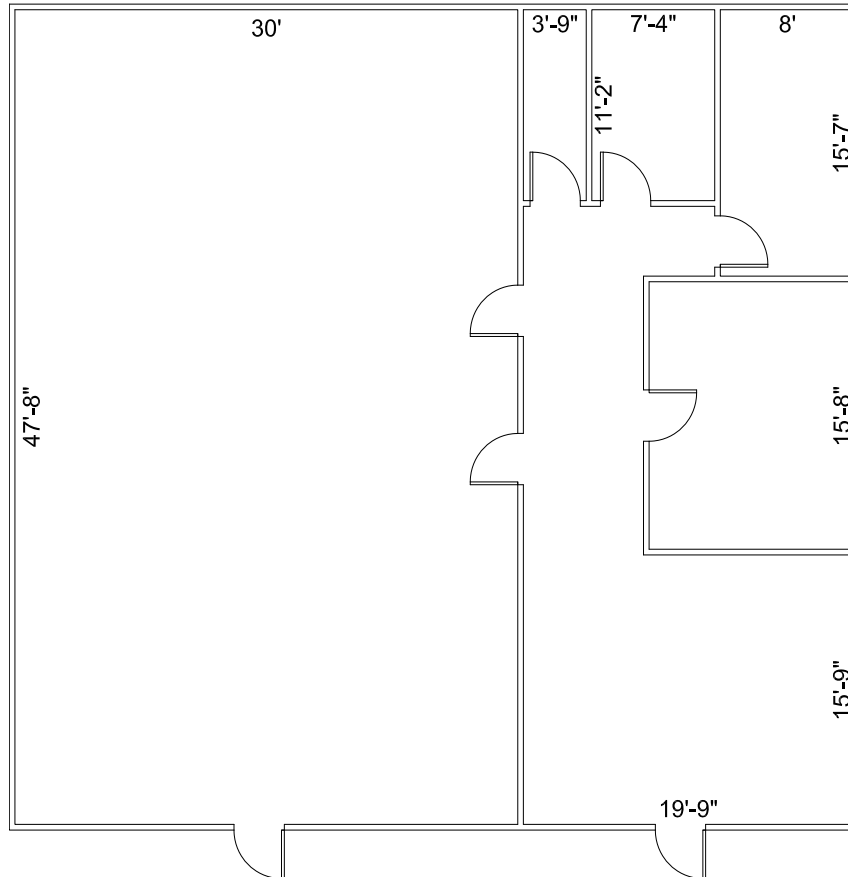
|         | <br>POPULATION | <br>MEDIAN<br>HOUSEHOLD INCOME | <br>NUMBER OF<br>HOUSEHOLDS |
|---------|---|---|--|
| 1 Mile  | 12,781  | \$112,295   | 5,028  |
| 3 Miles | 82,083  | \$110,938   | 32,919   |
| 5 Miles | 180,353   | \$100,693   | 71,601   |

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FLOORPLAN: SUITES 5 & 6 - 2,757 SF



SITE PLAN



\*\*\*Floorplans are approximate and for illustration purposes only.

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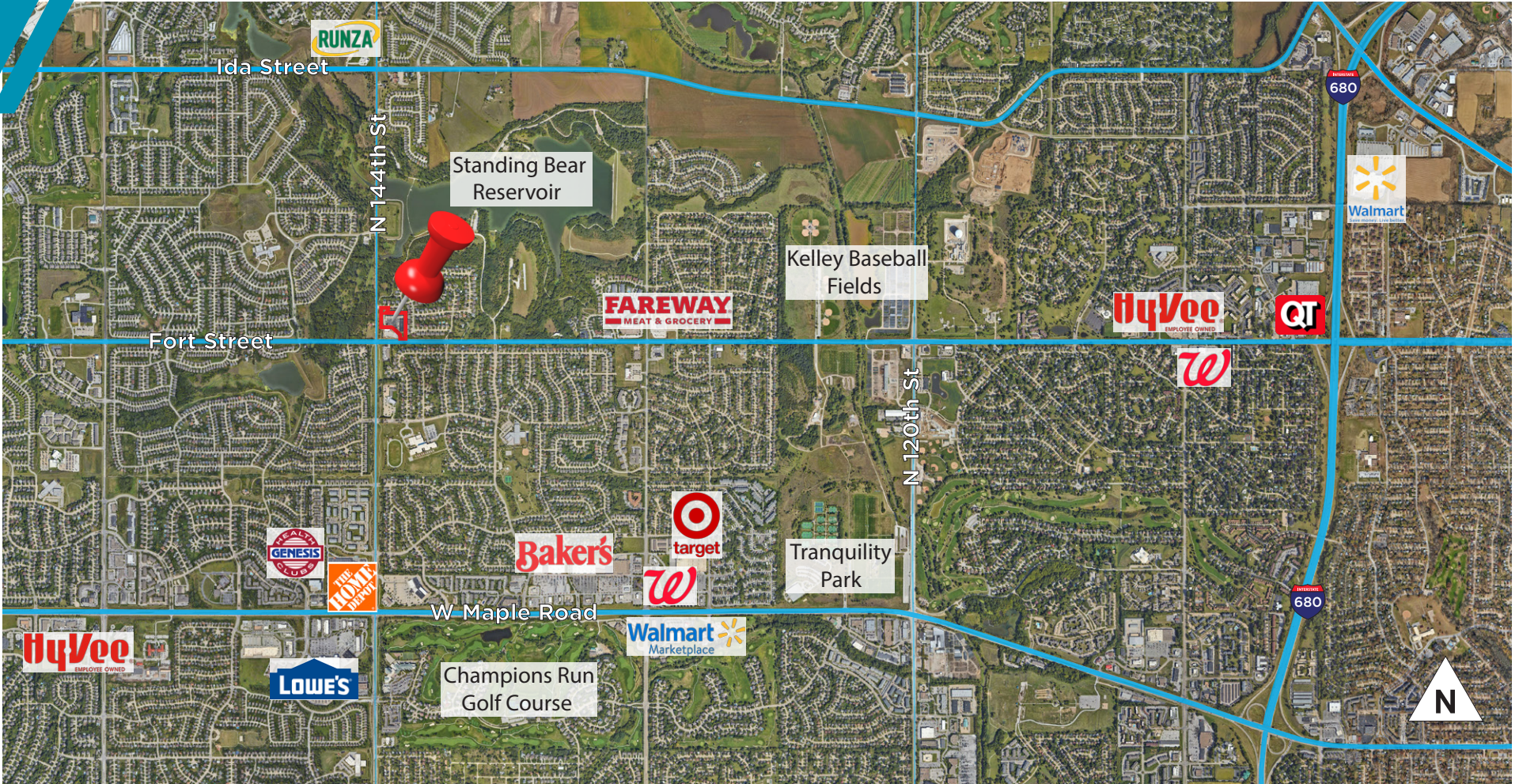
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