

**1,574 SF Retail Space**  
**Lease Rate: \$16.00 PSF NNN**

30 Metropolitan Place offers 110 affordable living units, more than one medical facility, office and retail space. The property enjoys excellent visibility, access and abundant parking. This mixed-use development is located on the corner of 30th and Fort Street, across the street from The Metropolitan Community College Campus. The available space is on the southwest corner of the building with exposure to 30th and Fort Street. The location allows ready access to the 30th Street corridor and Interstate I-480.



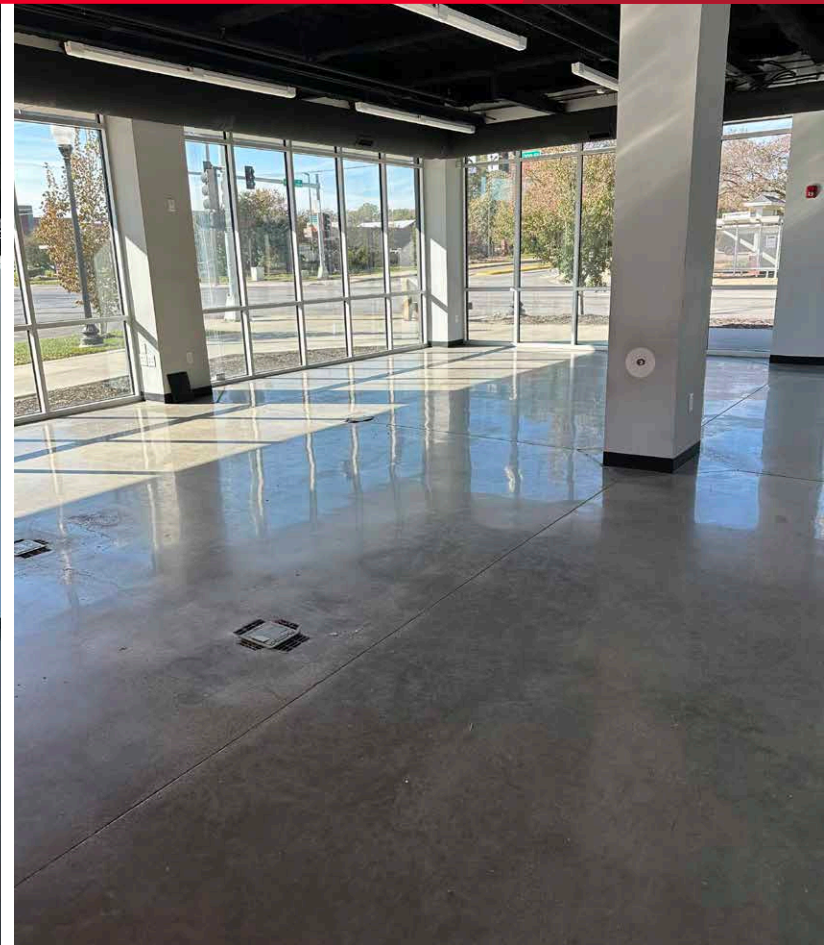
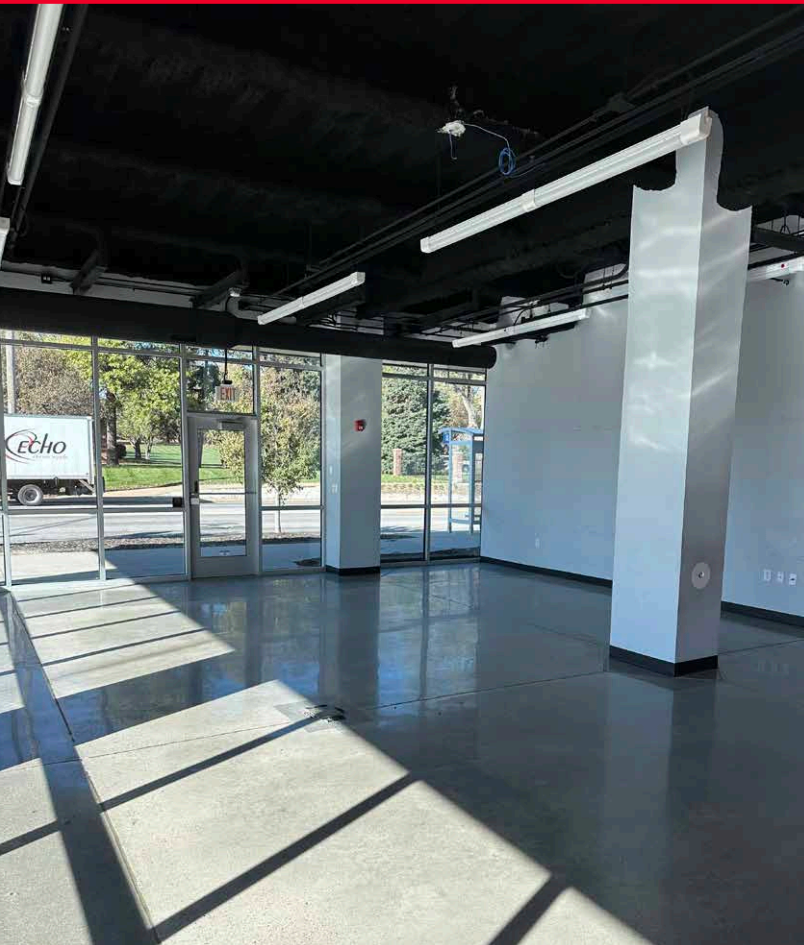
**Howard Shrier**  
Senior Associate  
(402) 548 4009  
howard.shrier@lundco.com

**Spencer Secor**  
Senior Associate, Office Specialist  
(402) 548 4069  
spencer.secor@lundco.com

450 Regency Parkway, Suite 200  
Omaha, NE 68114  
+1 402 393 8811  
**lundco.com**

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**Property Highlights**

Lease Rate	\$16.00 PSF (\$2,099/Month)
NNN Expenses	\$5.00 PSF (\$656/Month)
Total Available	1,574 SF
Year Built	2017
Total Site Area	2.66 Acres
Zoning	R4 - ACI - 2
Traffic Count	34,406 (30th & Fort)
Parking Ratio	5:1

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
1	1,574	\$16.00	Immediately

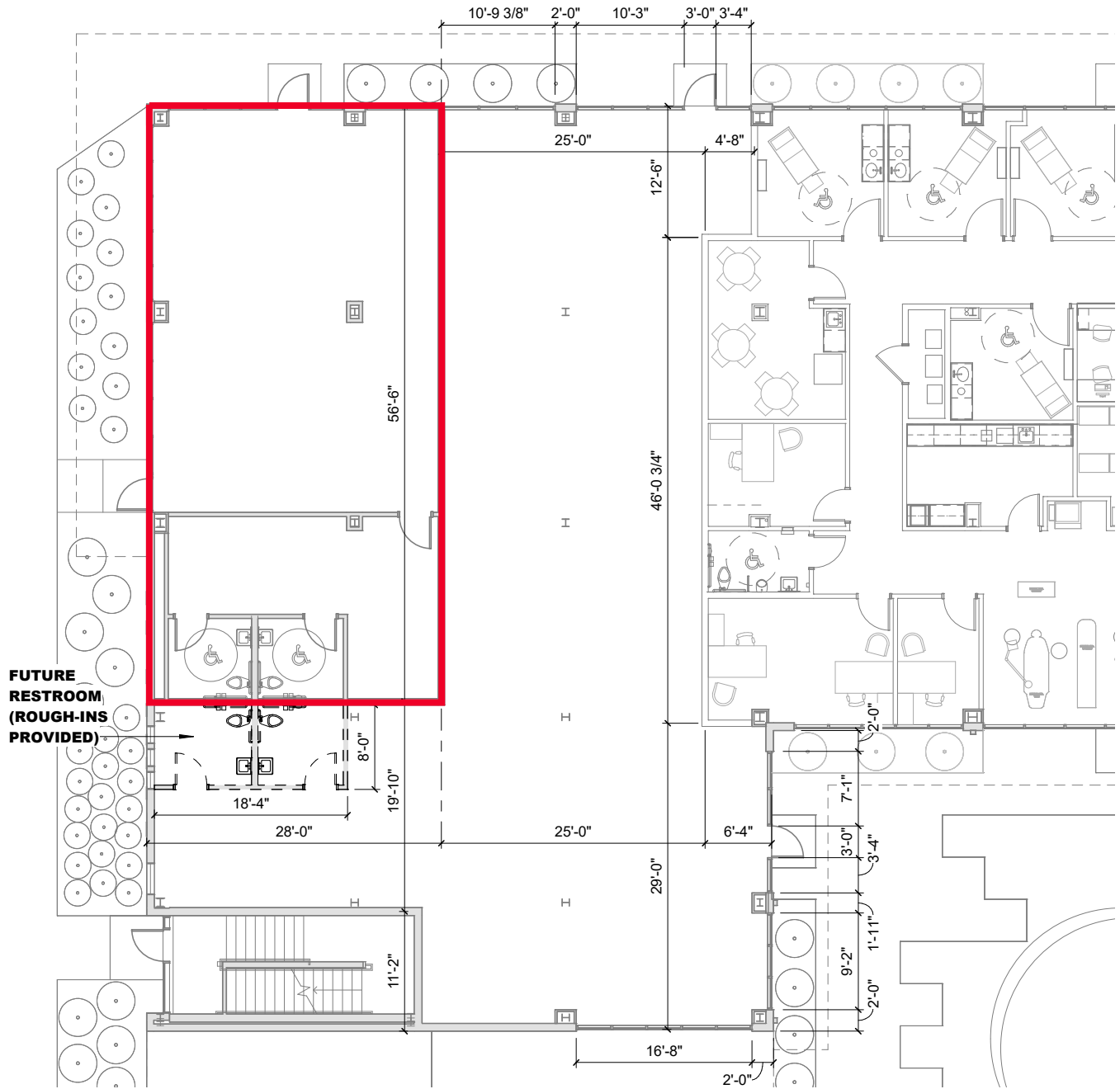
**NEIGHBORHOOD DEMOGRAPHICS**

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
<b>1 Mile</b>	14,767	\$67,538	6,074
<b>3 Mile</b>	82,308	\$70,021	36,618
<b>5 mile</b>	204,425	\$77,985	88,134

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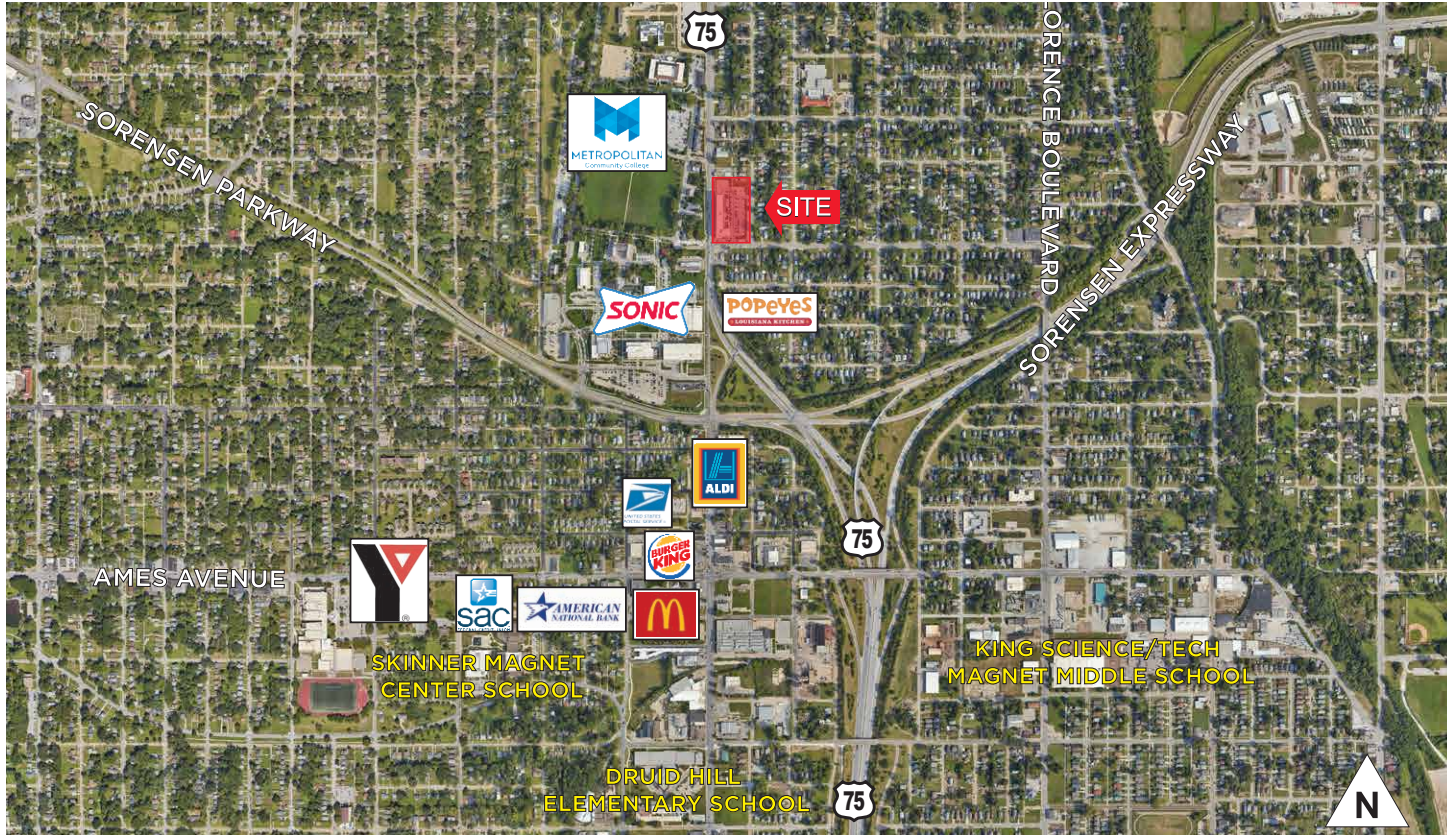
Floor Plan



1 FIRST FLOOR PLAN

3/32" = 1'-0"

Aerials



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