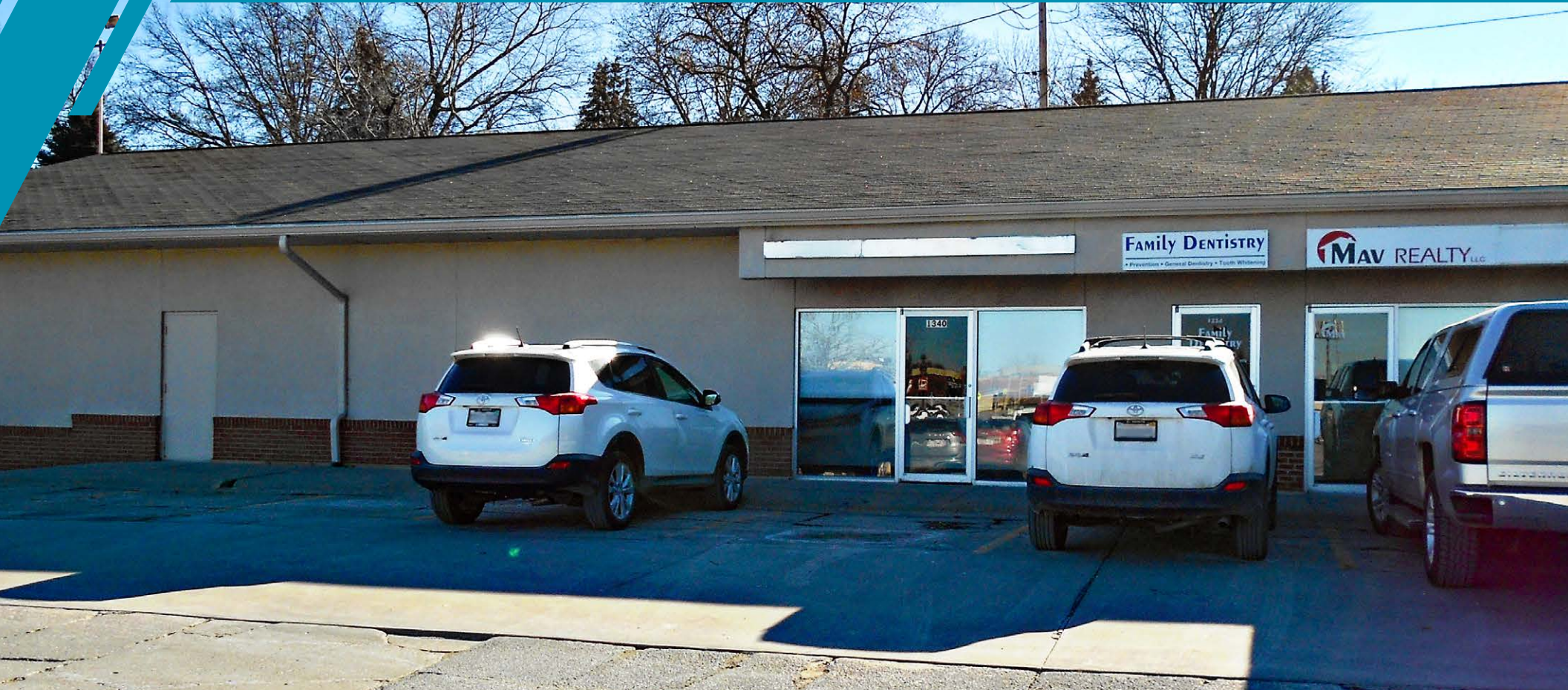


BOARDWALK COMMONS

1340 S. 119th Street / Omaha, NE 68144

1,150 SF Retail Space / For Lease



Howard Shrier / Senior Associate / howard.shrier@lundco.com / +1 402 548 4009

**WE ARE
THE CENTER
OF RETAIL**

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1,150 SF Retail Space / For Lease

PROPERTY OVERVIEW




Boardwalk Commons offers a successful mix of retail tenants including Brother Sebastian's, Tanner's and Shuck Fish House & Oyster Bar. Enjoy abundant parking, great access, visibility and close proximity to I-80. Located one block South of 119th & Pacific Street.

PROPERTY HIGHLIGHTS

Lease Rate	\$13.00 PSF NNN
Total Available	1,150 SF
Building Size	10,986
Year Built	1977
Zoning	Commercial
Parking Ratio	5:1000 SF
Operating Expenses (NNN)	\$4.20 PSF

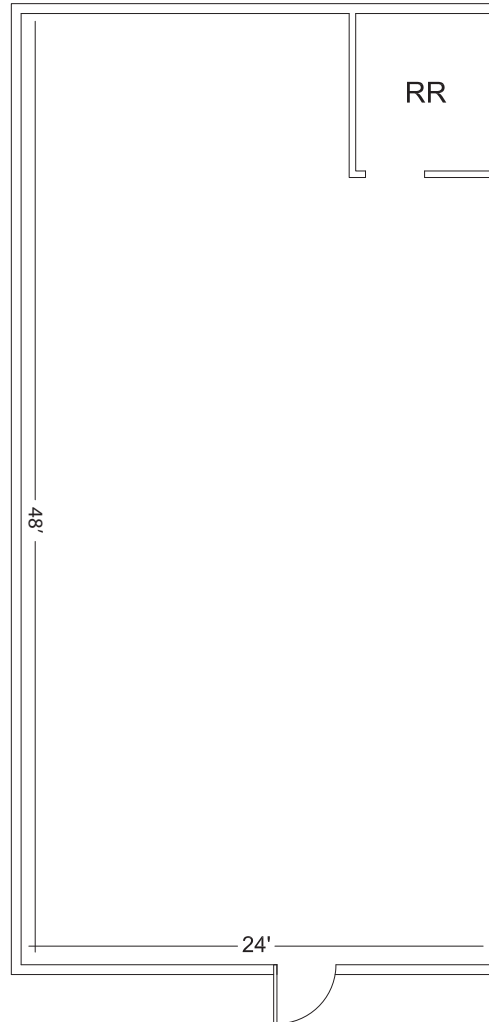


NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	10,719	\$90,889	4,761
3 Miles	78,907	\$78,328	36,069
5 Miles	261,749	\$77,6621	115,661

1,150 SF Retail Space / For Lease

FLOOR PLAN



** Floor plan measurements are approximate and are for illustration purposes only.

1,150 SF Retail Space / For Lease

TRADE MAP

