



1130 S 13TH STREET

NORFOLK, NE 68701

+/-2,000 - 4,934 SF Available For Lease



PROPERTY HIGHLIGHTS

Class A retail/medical building with unbeatable visibility. Nearby national and local retailers include, Target, Hobby Lobby, Wal-Mart, Menards, Kohl's and many others.



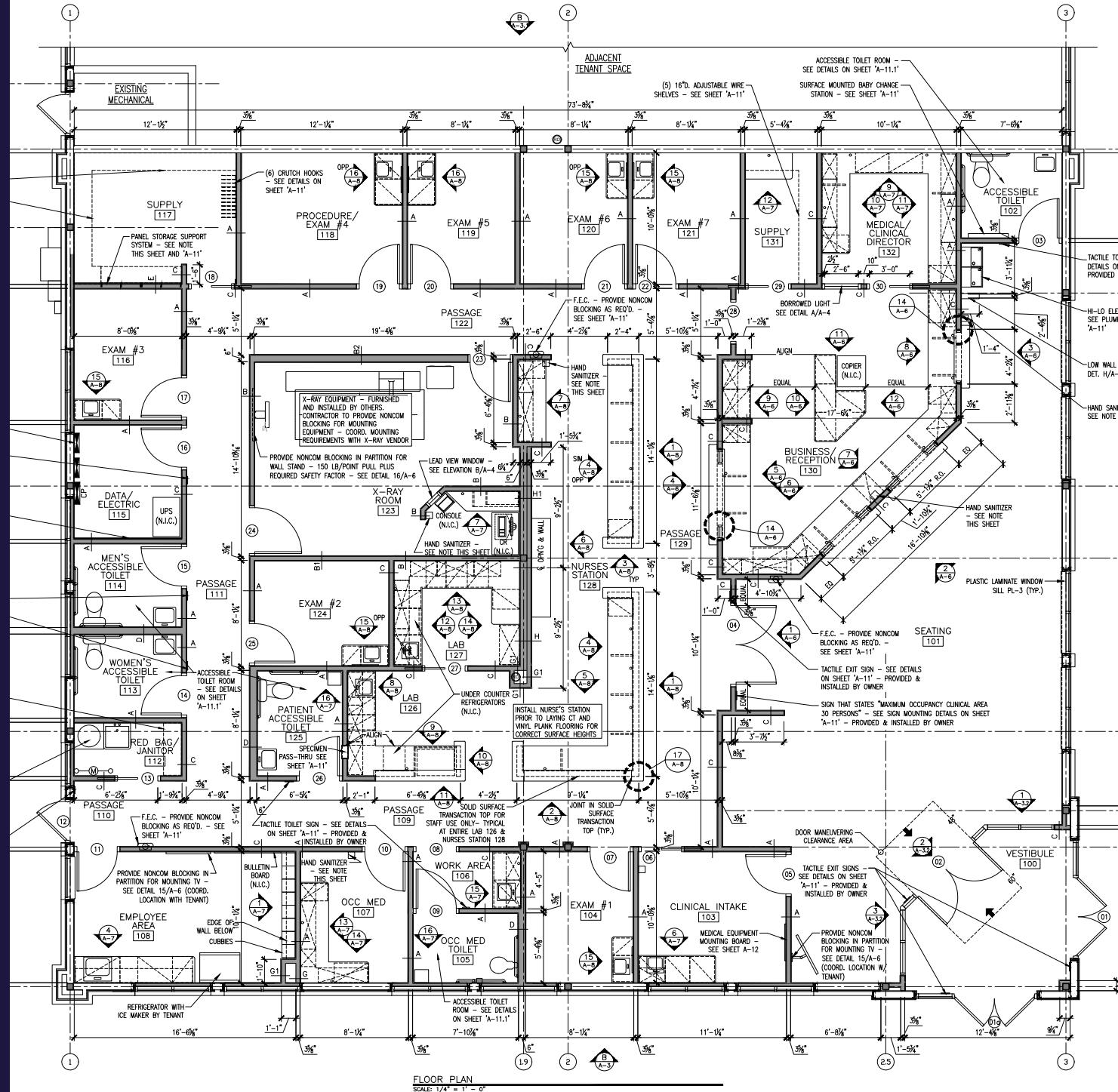
Lease Rate: Negotiable
Available SF: +/- 2,000 SF - 4,934 SF
Building SF: 10,149 SF
Number of Tenants: 3

Year Built: 2017
Total Site Area: 50,404 SF
Zoning: Commercial
Traffic Count: 31,040 EADT (13th & Omaha Ave)

FLOOR PLAN

FORMER MEDICAL CLINIC

- 4,934 SF Available
- Beautiful medical clinic finishes in place
- Six exam rooms
- One procedure room
- One lab
- Four restrooms
- One x-ray room



LOCATION MAP



J Carson Blvd.

W Pasewalk Avenue

Omaha Avenue

32,895 EADT

S. 1st Street

SONIC
HOBBY LOBBY
HyVee
Walmart
BUFFALO WILD WINGS
Holiday Inn
DOLLAR TREE
Advance Auto Parts
Pizza Hut
OfficeMax
MENARDS
ANYTIME FITNESS

Cane's
SUBWAY
Casey's
Perkins
maurices
HIBBETT
target
TACO BELL
bmggoors
DQ
O'Reilly
JCPenney
ACE Hardware
New Victorian Suites
WHEATY CREEK
Sinclair
Arby's
ASSOCIATED GROCERS



AERIAL MAP



target **KOHL'S** **FAMOUS footwear**
maurices
Bath & Body Works **JCPenney** **Pizza Ranch**
TJ-maxx **GNC**



Sunset Plaza Mall

Shopko Optical

AspenDental



Casey's



J CARSON BLVD.



32,895 EADT



OMAHA AVE.





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