

11717 BRYAN STREET

1,573 - 7,075 SF | \$22.00 - 24.00 SF/YR (NNN)

11717 BRYAN STREET, GRETNA, NE 68028



**INVESTORS
REALTY INC.**

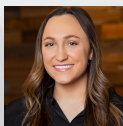
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EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$22.00 - 24.00 SF/YR NNN
Est. Op. Exp.	\$5.00 SF/YR
Available SF:	1,573 - 7,075 SF
Building Size:	12,838 SF
Property Type:	Retail
Year Built:	2023

PROPERTY OVERVIEW

Brand new retail building located in fast-growing Gretna.

PROPERTY HIGHLIGHTS

- Located off Hwy 6/31 surrounded by residential in the heart of Gretna at a full movement intersection
- New retail anchors across the street from new retail tenants including Fairway foods, AutoZone, PepperJax & Casey's
- Hard to find drive-thru opportunity available
- No columns in building, fully clear span
- Ready for tenant finishes

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GRETNA, NE 68028

BUILDING INFORMATION

Building Size	12,838 SF
Min Divisible	1,573 SF
Max Contiguous	7,075 SF
Number Of Floors	1
Year Built	2023
Construction Status	Existing

PARKING & TRANSPORTATION

Number Of Spaces	61
Parking Type	Surface

SITE INFORMATION

County	Sarpy
Location Description	Bryan St. & Hwy 6

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,859	11,015	35,279
Total Households	1,889	3,948	12,114
Average HH Income	\$91,801	\$112,613	\$123,742

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Unit 101	1,834 SF	\$24.00 SF/yr (NNN)	\$5.00	\$4,432.00
Unit 102	1,834 SF	\$22.00 SF/yr (NNN)	\$5.00	\$4,126.00

Additional Spaces Available

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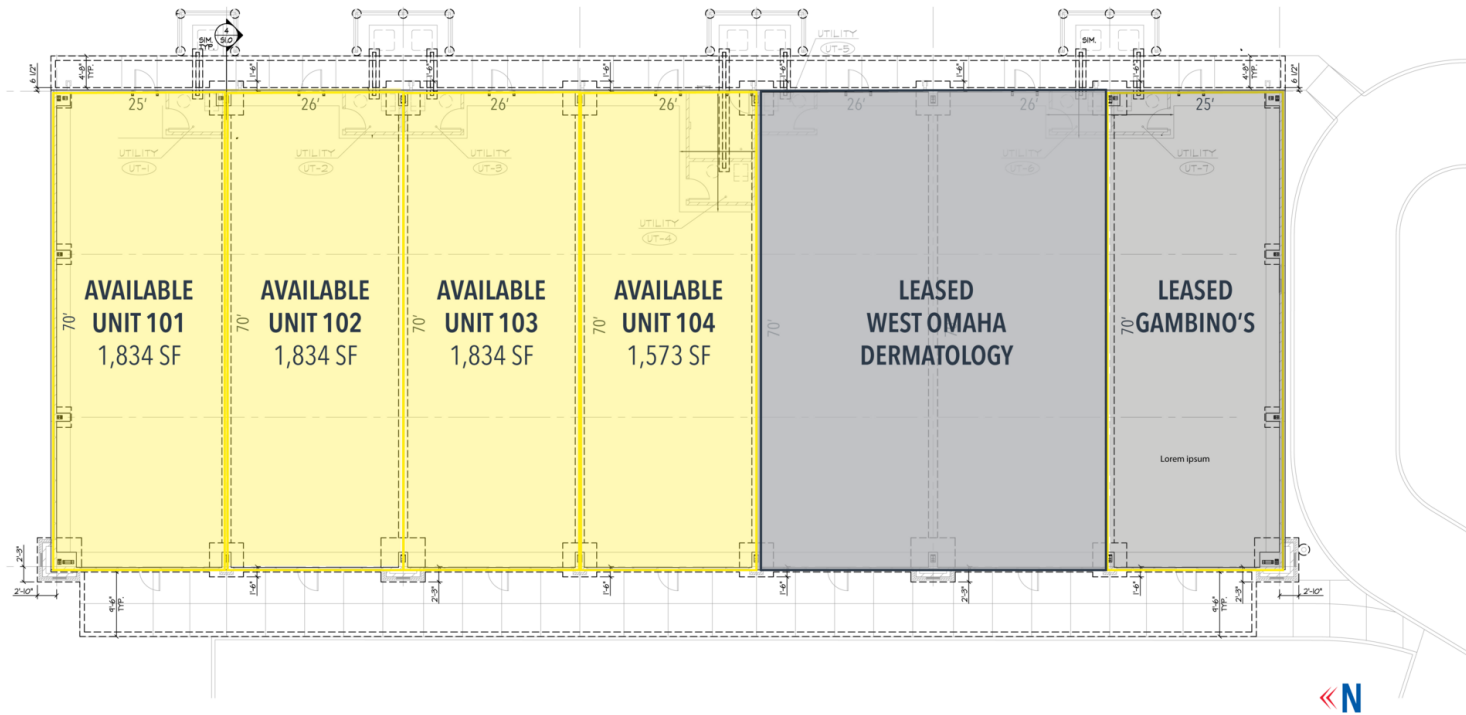
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SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
Unit 101	1,834 SF	\$24.00 (NNN)	\$5.00	\$4,432.17
Unit 102	1,834 SF	\$22.00 (NNN)	\$5.00	\$4,126.50
Unit 103	1,834 SF	\$22.00 (NNN)	\$5.00	\$4,126.50
Unit 104	1,573 SF	\$22.00 (NNN)	\$5.00	\$3,539.25

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CLOSE VIEW AERIAL



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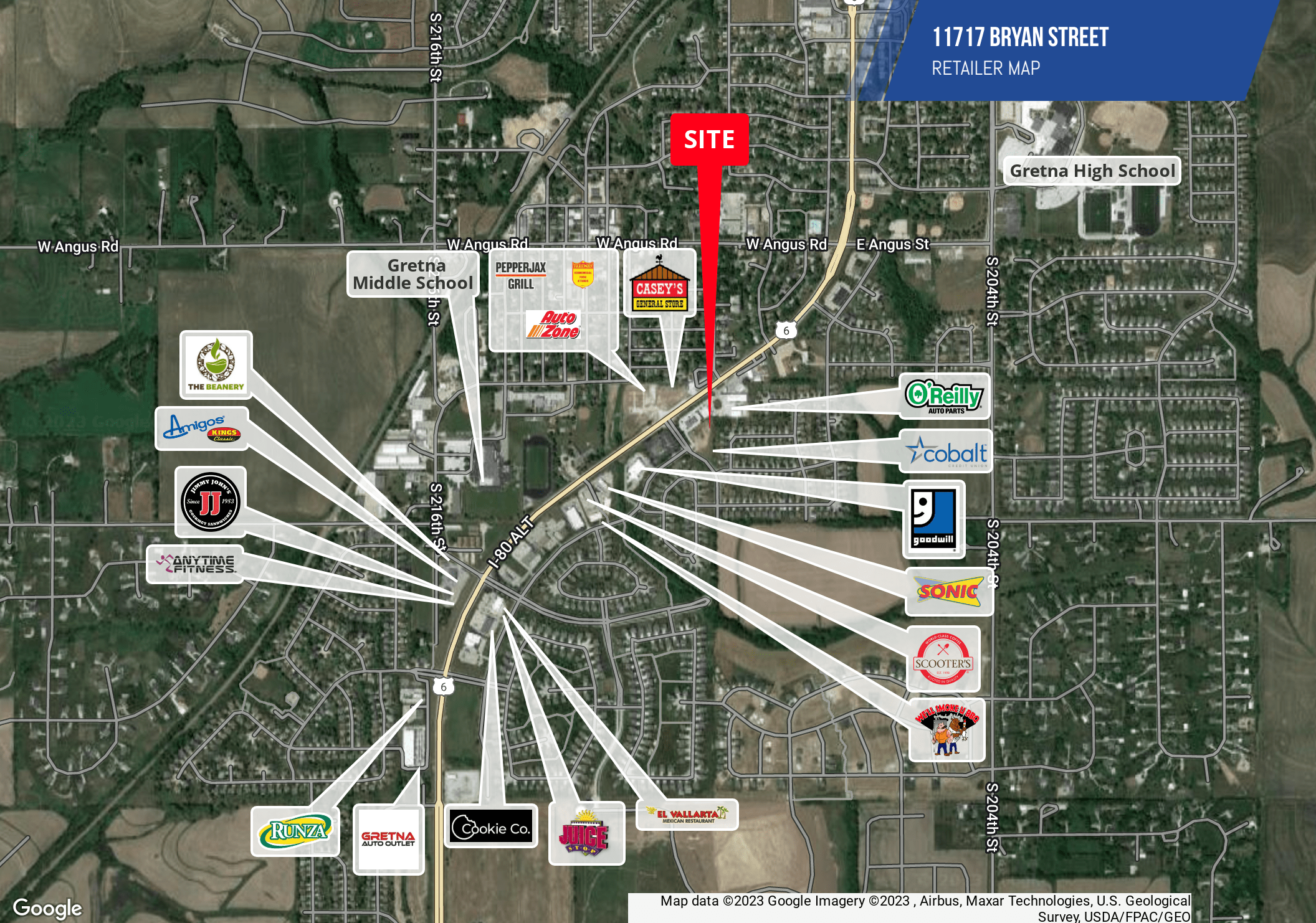
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RETAILER MAP



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ADDITIONAL PHOTOS



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