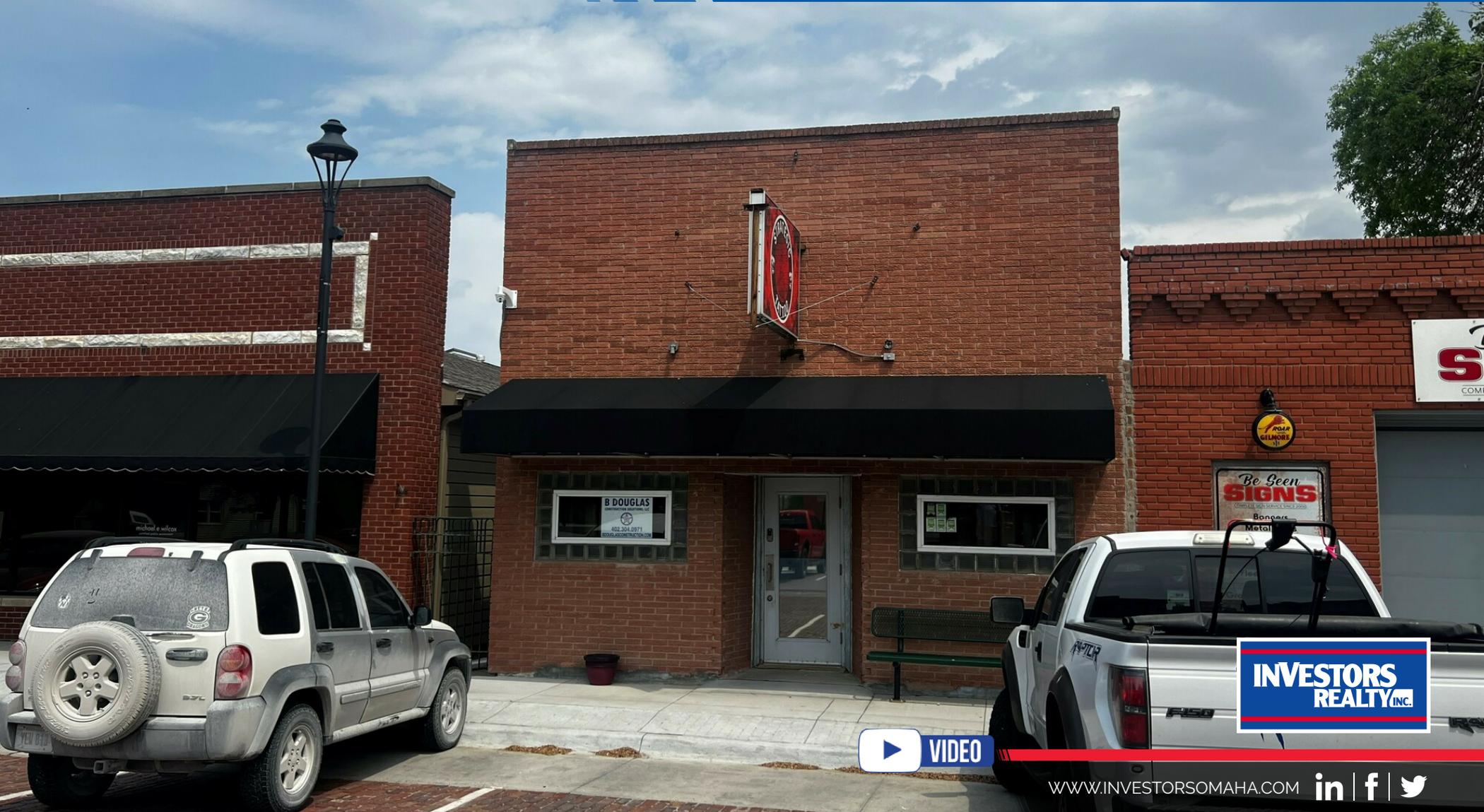


120 N MCKENNA AVENUE

2,172 SF | \$15.00 SF/YR (NNN)

120 N MCKENNA AVE, GRETNA, NE 68028



**INVESTORS
REALTY INC.**

 VIDEO

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CoStar
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THE COUNSELORS
OF REAL ESTATE



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/YR NNN
Est. Op. Exp.	\$6.33 SF/YR
Available SF:	2,172 SF
Building Size:	2,172 SF
Property Type:	Retail
Year Built:	1900
Zoning:	Commercial

PROPERTY OVERVIEW

Rare opportunity to lease an entire storefront building on main street in Gretna.

PROPERTY HIGHLIGHTS

- Building consists of approximately 2,172 SF on the main level
- An additional 945 SF of storage space in the lower level with a garage and alley access
- Office and Bar conceptual floor plans and renderings provided below
- Building renovations are planned for mid-July
- Ideal option for a retail or office user in search of a prominent storefront with excellent visibility
- Located in historic downtown Gretna, the fastest growing city in Nebraska

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120 N MCKENNA AVENUE

120 N MCKENNA AVE, GRETNA, NE 68028

BUILDING INFORMATION

Building Size	2,172 SF
Min Divisible	2,172 SF
Max Contiguous	2,172 SF
Number Of Floors	1
Year Built	1900
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Street Parking
Parking Type	Other

SITE INFORMATION

Cross-Streets	McKenna Ave & Angus Rd
County	Sarpy
Zoning	Commercial
Lot Size	3,498 SF
Location Description	Near the northeast corner of North McKenna Avenue and West Angus Road in Gretna.

ESTIMATED OPERATING EXPENSES

R/E Taxes:	\$2.83 psf
Insurance:	\$0.50 psf
CAM:	\$3.00 psf
Total:	\$6.33 psf

OFFERING SUMMARY

LEASE RATE	\$15.00 SF/YR NNN
Est. Op. Exp.	\$6.33 SF/YR
Available SF	2,172 SF
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,443	11,920	39,240
Average Age	34.5	34.6	34.6
HOUSEHOLDS			
Total Households	1,739	4,186	13,446
People Per HH	2.6	2.8	2.9
Average HH Income	\$92,287	\$116,114	\$125,038
Average HH Value	\$206,433	\$273,553	\$282,116

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
120	2,172 SF	\$15.00 SF/yr (NNN)	\$6.33	\$3,860.73

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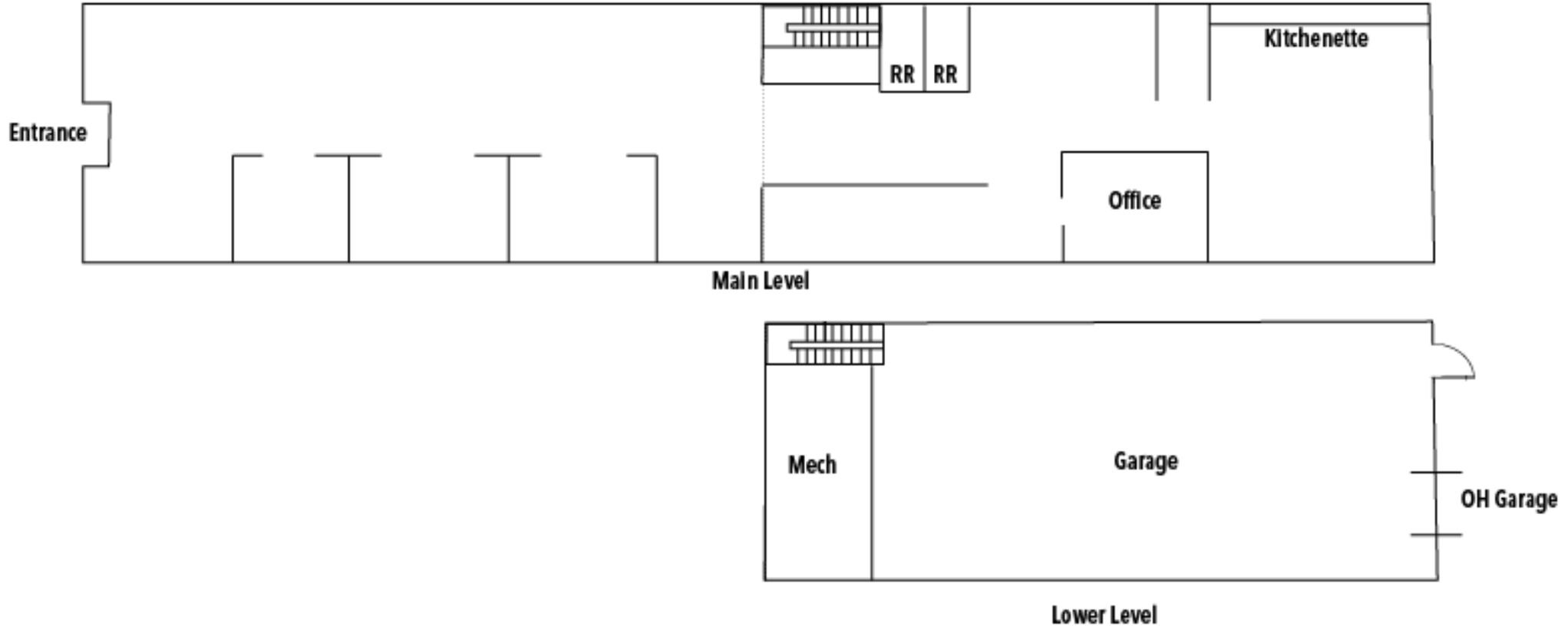
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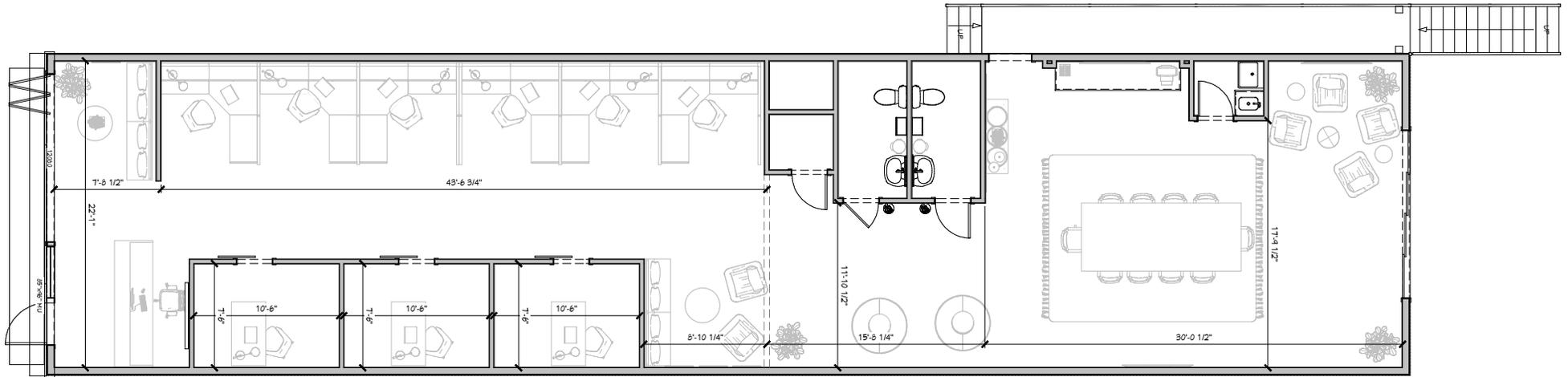


Floor plan is not to scale and subject to change

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
120	2,172 SF	\$15.00 SF/yr (NNN)	\$6.33	\$3,860.73

GENERAL BUILDING CONSTRUCTION



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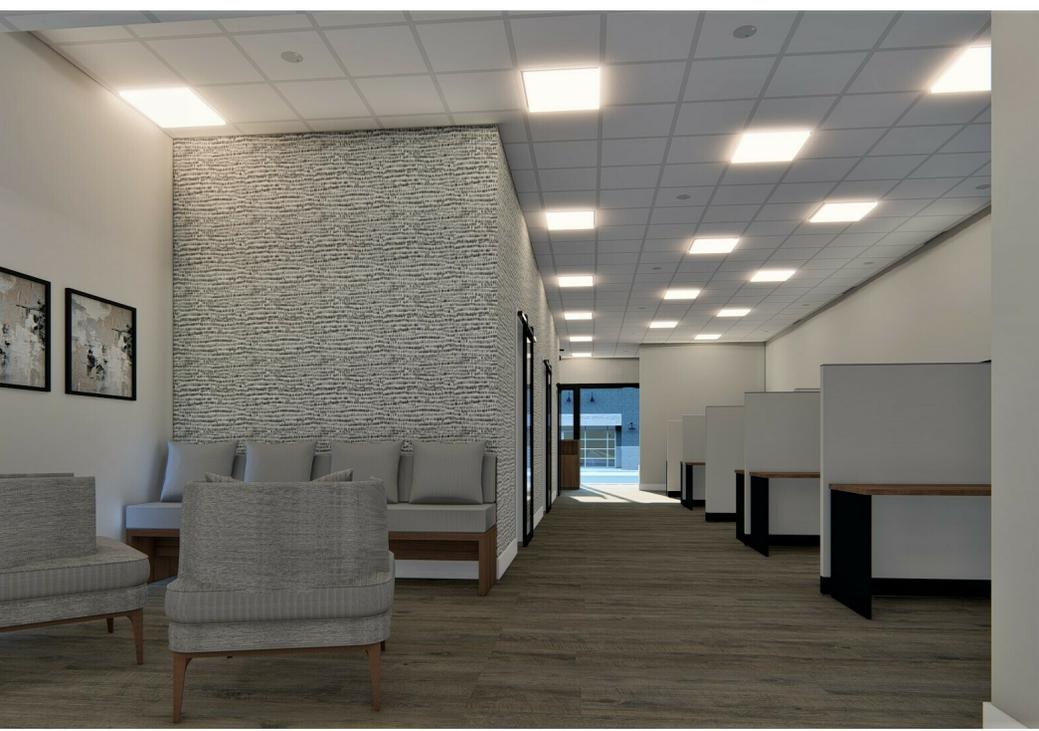
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120 N MCKENNA AVE
OFFICE CONCEPT RENDERINGS



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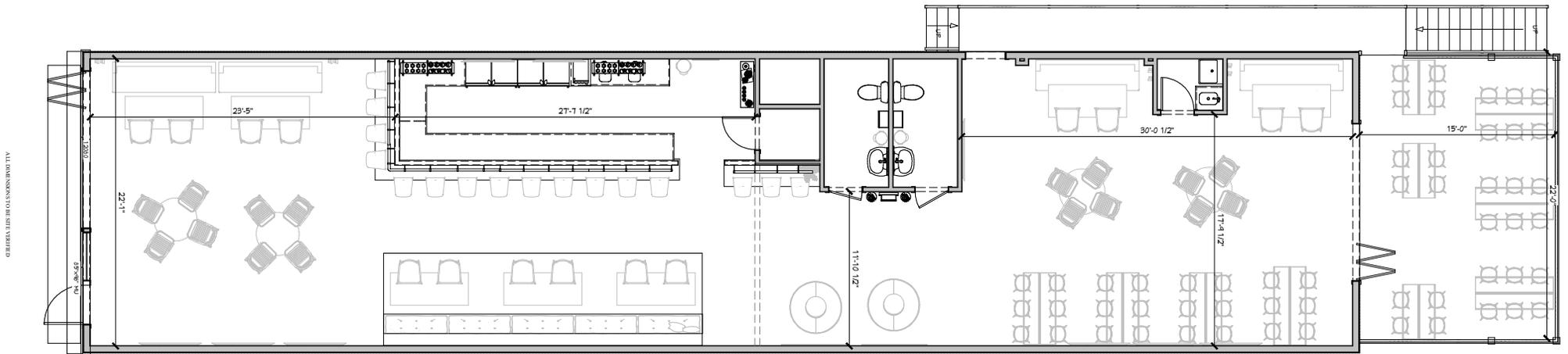
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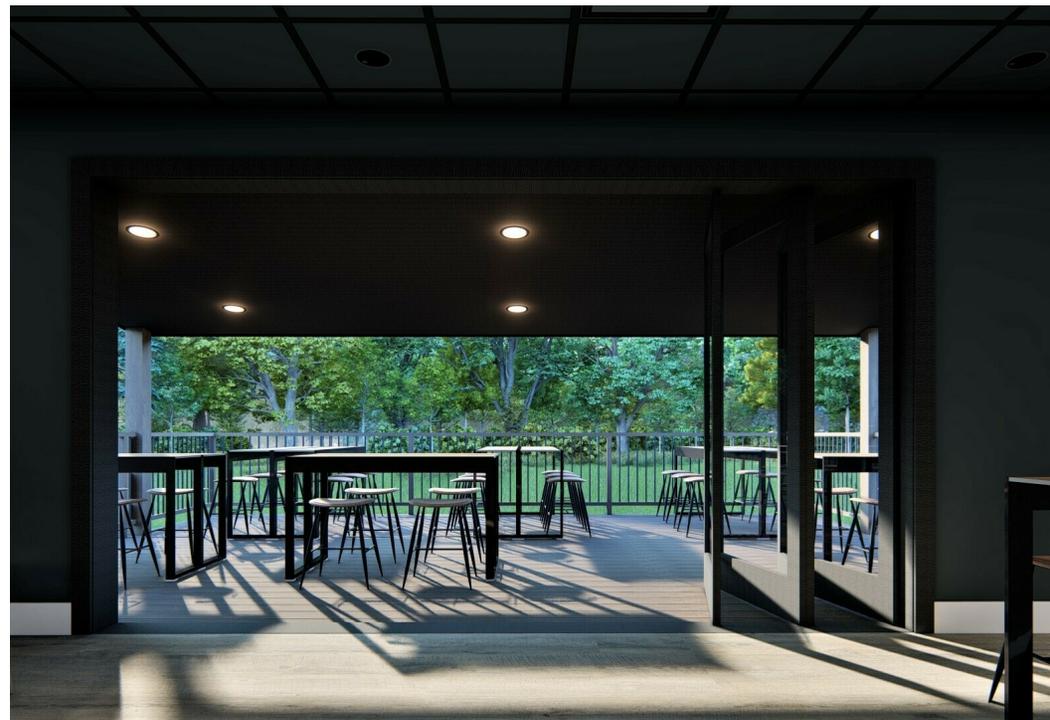
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120 N MCKENNA AVE
BAR CONCEPT RENDERINGS



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120 N MCKENNA AVE
SITE AERIAL



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120 N MCKENNA AVE
RETAILER MAP



SITE

Auto Zone
PEPPERJACK GRILL
CASEY'S GENERAL STORE

Gretna Middle School

Langdon's Bar & Grill

Tommy Johnny's
Since 1983
JJ
GRAND OPENING

RUNZA

GRETTA AUTO OUTLET

DOLLAR GENERAL

Godfather's Pizza

PHILLIPS 66

SUBWAY

SHELL

O'Reilly AUTO PARTS

goodwill

SCOOTERS
SONIC

Noli's Pizzeria Gretna

JUICE
EL VALLARTA MEXICAN RESTAURANT

Map data ©2023 Google Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

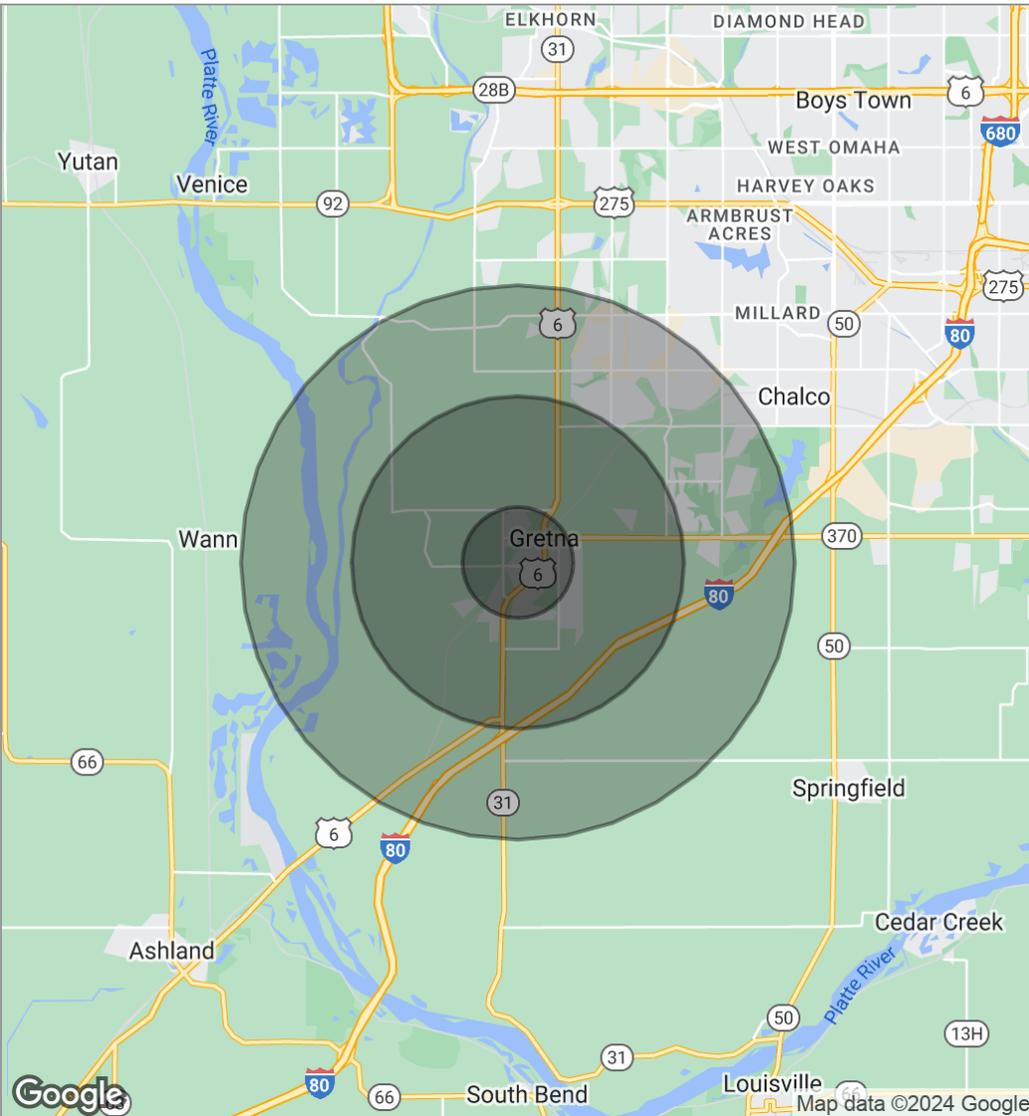
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,443	11,920	39,240
Median age	34.5	34.6	34.6
Median age (Male)	32.7	34.3	34.6
Median age (Female)	36.3	35.0	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,739	4,186	13,446
# of persons per HH	2.6	2.8	2.9
Average HH income	\$92,287	\$116,114	\$125,038
Average house value	\$206,433	\$273,553	\$282,116

** Demographic data derived from 2020 ACS - US Census*

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