

# 156TH & REYNOLDS

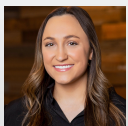
3,006 - 6,012 SF | \$22.00 - 24.00 SF/YR (NNN)

156TH & REYNOLDS ST, BENNINGTON, NE 68007



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



**MOLLY KUEHL**

402.778.7532

[mkuehl@investorsomaha.com](mailto:mkuehl@investorsomaha.com)



**BRIAN KUEHL**

402.778.7537

[bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)





## OFFERING SUMMARY

LEASE RATE:	\$22.00 - 24.00 SF/YR NNN
Est. Op. Exp.	\$4.00 SF/YR
Available SF:	3,006 - 6,012 SF
Building Size:	15,030 SF
Property Type:	Retail
Year Built:	2022
Zoning:	MU

## PROPERTY OVERVIEW

New retail strip building

### PROPERTY HIGHLIGHTS

- Brand new retail building ready 2023
- High visibility on 156th Street, south of State Street
- New mixed-use development
- Well-established residential neighborhoods with several new developments underway
- Under served area for retail services

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,495	14,697	36,128
Average Age	34	37.2	36.7
HOUSEHOLDS			
Total Households	1,865	5,383	13,872
People Per HH	2.9	2.7	2.6
Average HH Income	\$138,839	\$139,281	\$122,597
Average HH Value	\$570,498	\$447,487	\$328,613

**MOLLY KUEHL**

402.778.7532 | mkuehl@investorsomaha.com

**BRIAN KUEHL**

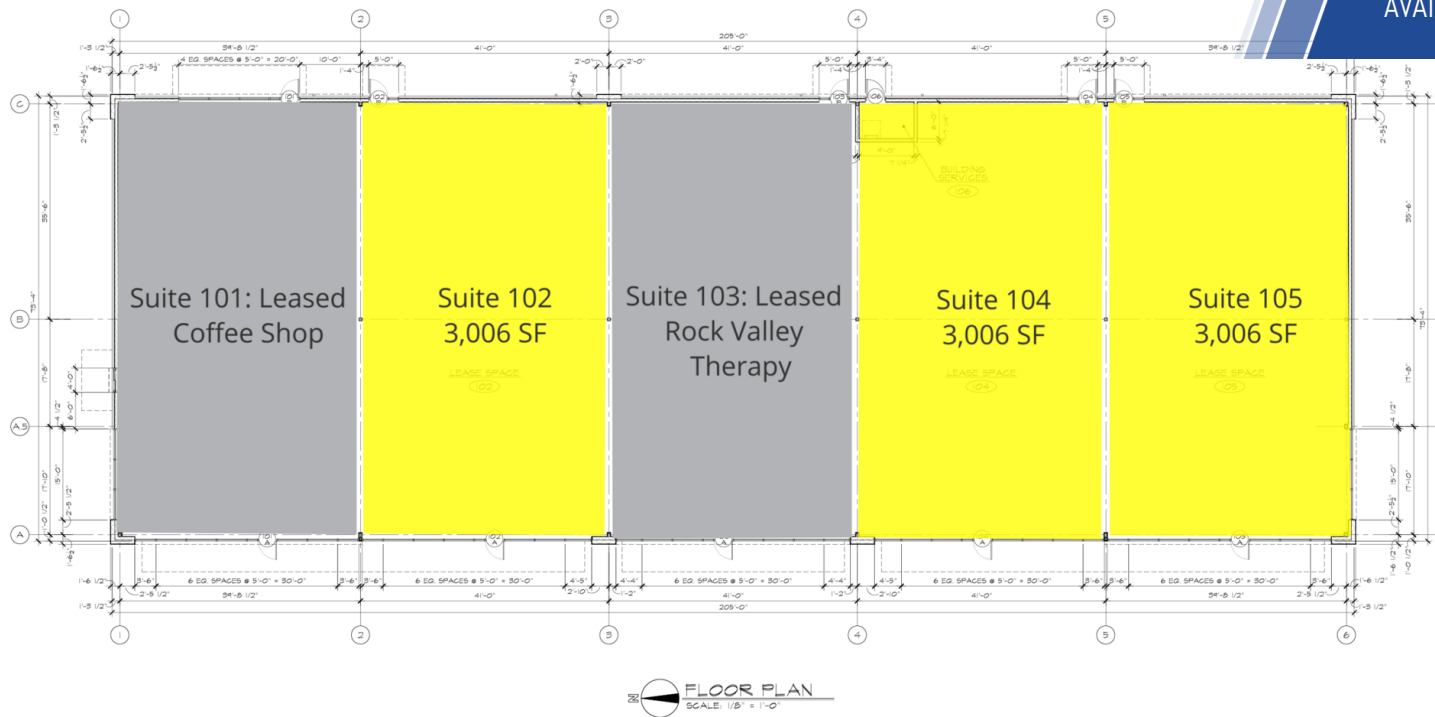
402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



# 156TH & REYNOLDS ST

## AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 102	3,006 SF	\$22.00 SF/yr (NNN)	\$4.00	\$6,513.00	-
Suite 104	3,006 SF	\$22.00 SF/yr (NNN)	\$4.00	\$6,513.00	Suite 104 and Suite 105 can be combined for a total of 6,012 SF
Suite 105	3,006 SF	\$24.00 SF/yr (NNN)	\$4.00	\$7,014.00	Suite 104 and Suite 105 can be combined for a total of 6,012 SF

**MOLLY KUEHL**

402.778.7532 | mkuehl@investorsomaha.com

**BRIAN KUEHL**

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.







# 156TH & REYNOLDS ST AREA DEVELOPMENT MAP



MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

