

# 72ND CROSSING

1,200 SF | \$24.00 SF/YR (NNN)

717 SOUTH 72ND STREET, OMAHA, NE 68114



**INVESTORS  
REALTY INC.**

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



**BRIAN KUEHL**

402.778.7537

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



**BRIAN FARRELL**

402.778.7531

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







## OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/YR NNN
Est. Op. Exp.	\$5.25 SF/YR
Available SF:	1,200 SF
Building Size:	98,837 SF
Property Type:	Retail

## PARKING & TRANSPORTATION

Traffic Counts	47,100 VPD
Parking Spaces	4.84/1,000

## PROPERTY OVERVIEW

One of Omaha's best retail corridors

## PROPERTY HIGHLIGHTS

- Second generation retail space available in a historically prominent and well occupied retail building on 72nd Street.
- Excellent exposure to 72nd Street traffic (over 50,000 VPD)
- Immediate proximity to Nebraska Furniture Mart, Wal Mart, Kohls, and Michaels.
- Close proximity to major employers including University of Nebraska Omaha, Nebraska Medical Center, Methodist Hospital, Blue Cross Blue Shield, Pacific Life and First Data
- Dense daytime population of 16,300 within 1 mile

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,573	110,945	310,901
Average Age	33.7	36.6	34.9
HOUSEHOLDS			
Total Households	4,320	51,357	139,001
People Per HH	2.2	2.2	2.2
Average HH Income	\$92,082	\$80,629	\$67,576
Average HH Value	\$259,815	\$178,221	\$148,707

**BRIAN KUEHL**

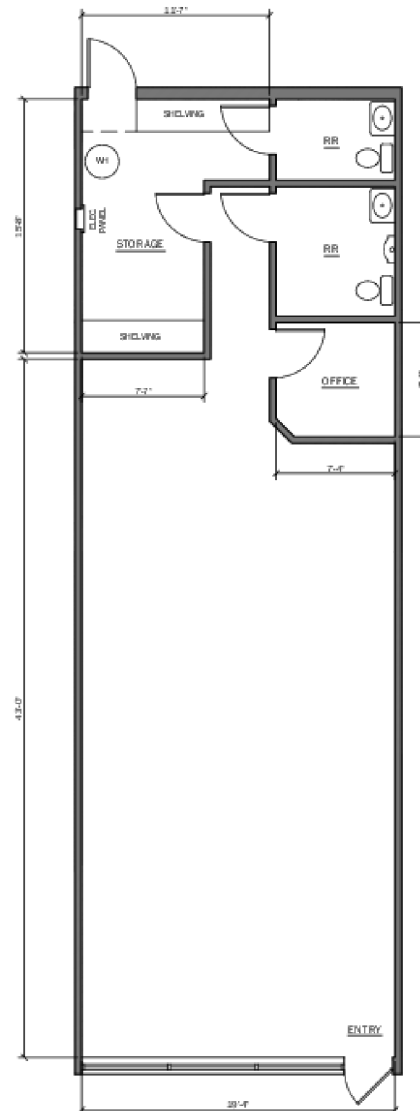
402.778.7537 | bkuehl@investorsomaha.com

**BRIAN FARRELL**

402.778.7531 | bfarrell@investorsomaha.com

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





## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
108	1,200 SF	\$24.00 SF/yr (NNN)	\$5.25	\$2,925.00

**BRIAN KUEHL**

402.778.7537 | bkuehl@investorsomaha.com

**BRIAN FARRELL**

402.778.7531 | bfarrell@investorsomaha.com

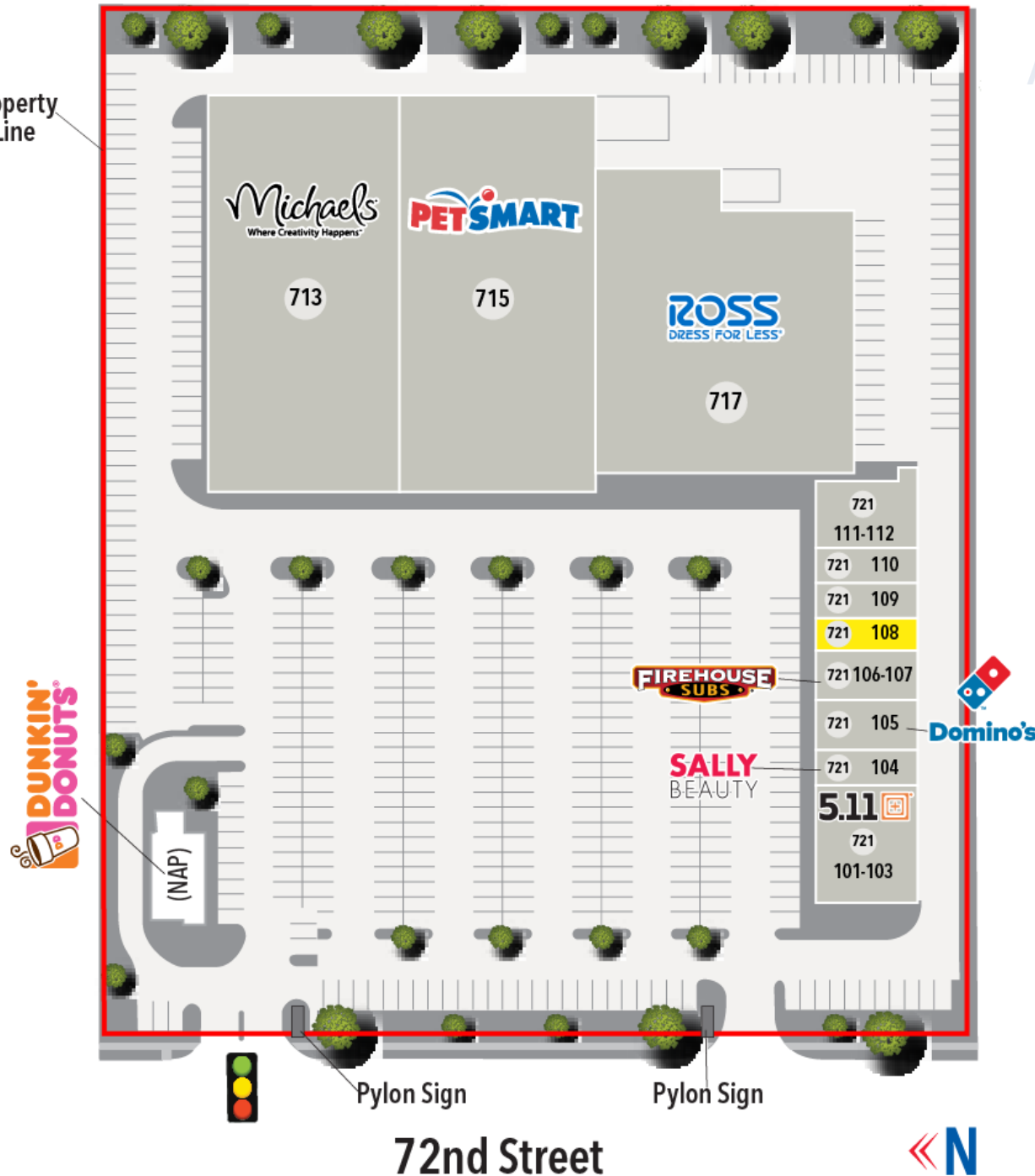
Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



# 717 SOUTH 72ND STREET

## SITE PLAN

Property Line



ADDRESS	TENANT NAME	SF
713	Michael's	27,739
715	PetSmart	28,430
717	Ross Dress for Less	25,886
721 Ste 111-112	Blue & Fly Asian Kitchen	2,400
721 Ste 109-110	JR's Jewelry	2,400
<b>721 Ste 108</b>	<b>AVAILABLE</b>	<b>1,200</b>
721 Ste 106-107	Firehouse Subs	1,800
721 Ste 105	Domino's Pizza	1,800
721 Ste 104	Sally Beauty Supply	1,200
721 Ste 101-103	5.11 Tactical	4,200
	Dunkin Donuts	1,782

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

BRIAN FARRELL

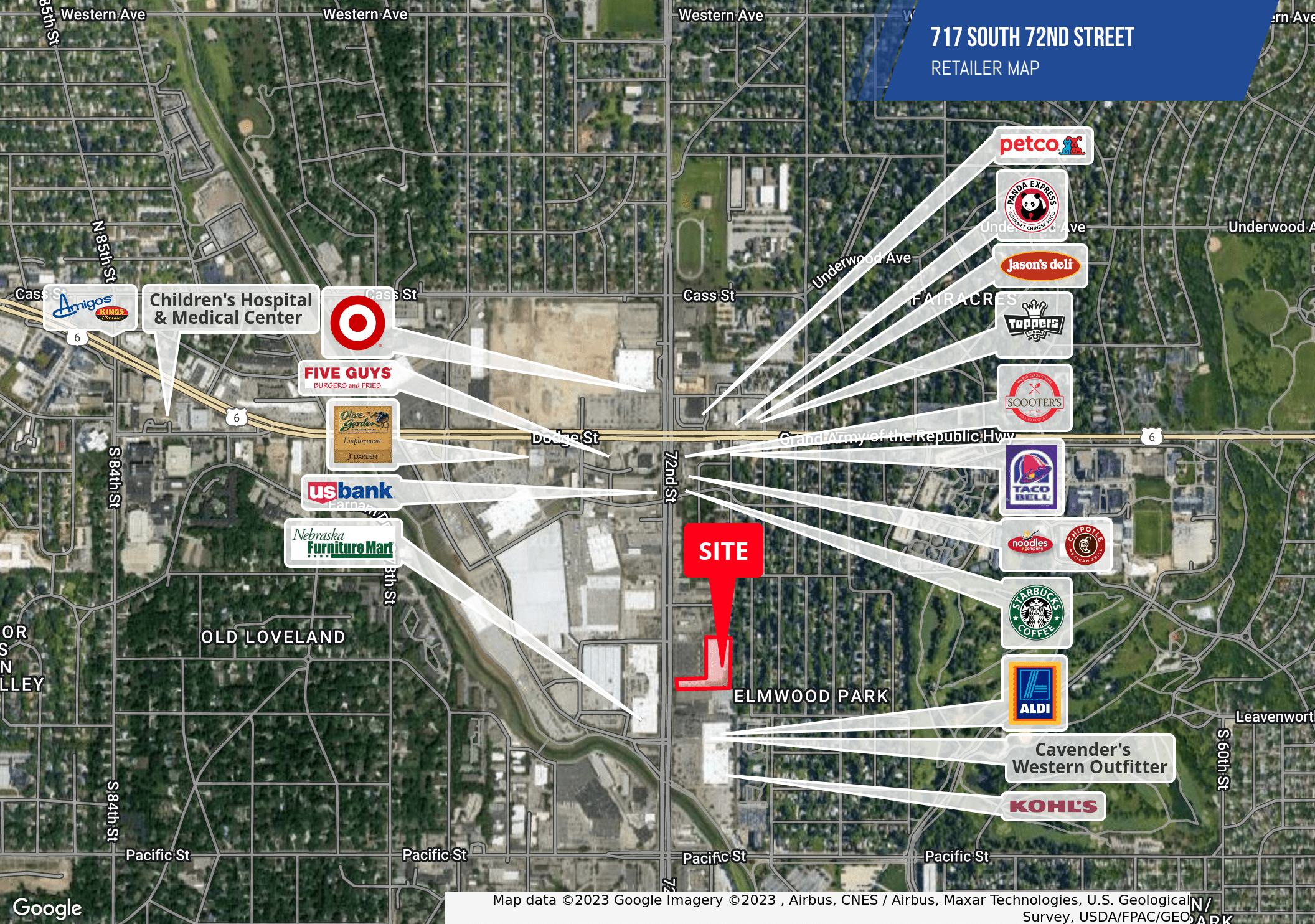
402.778.7531 | bfarrell@investorsomaha.com

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





717 SOUTH 72ND STREET  
RETAILER MAP



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

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

BRIAN FARRELL

402.778.7531 | bfarrell@investorsomaha.com

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





717 SOUTH 72ND STREET  
ADDITIONAL PHOTOS



BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

BRIAN FARRELL

402.778.7531 | bfarrell@investorsomaha.com

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

