

LINDEN MARKET

2,005 SF | \$18.00 SF/YR (NNN)

747 NORTH 132ND STREET, OMAHA, NE 68154



**INVESTORS
REALTY INC.**

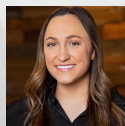
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747 NORTH 132ND STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|----------------|-------------------|
| LEASE RATE: | \$18.00 SF/YR NNN |
| Est. Op. Exp. | \$5.79 SF/YR |
| Available SF: | 2,005 SF |
| Building Size: | 116,009 SF |
| Property Type: | Retail |

PROPERTY OVERVIEW

Busy and high-traffic intersection on the northeast corner of 132nd & W Dodge Rd

PROPERTY HIGHLIGHTS

- Anchored by long standing HyVee shopping center
- High traffic center with excellent exposure & diverse tenant mix including but not limited to soft goods, retail, medicine, insurance, restaurants, home décor, etc.
- Daytime and nighttime traffic including but not limited to office parks, Boys Town campus, Menards and Costco
- This shopping center services one of Omaha's premier intersections
- Former restaurant space available

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LINDEN MARKET SHOPPING CENTER

747 NORTH 132ND STREET, OMAHA, NE 68154

BUILDING INFORMATION

| | |
|----------------|------------|
| Building Size | 116,009 SF |
| Min Divisible | 2,005 SF |
| Max Contiguous | 2,005 SF |

TRAFFIC INFORMATION

| | |
|---------------|-----------------------------------|
| Traffic Count | 132,650 - 132nd & West Dodge Road |
|---------------|-----------------------------------|

SITE INFORMATION

| | |
|----------------------|--------------------|
| County | Douglas |
| Location Description | 132nd & W Dodge Rd |

OFFERING SUMMARY

| | |
|---------------|--------------------------|
| LEASE RATE | \$18.00 SF/YR NNN |
| Est. Op. Exp. | \$5.79 SF/YR |
| Available SF | 3,912 SF |
| Property Type | Retail |

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population | 7,171 | 94,445 | 231,171 |
| Average Age | 45.9 | 38.7 | 38.2 |
| HOUSEHOLDS | | | |
| Total Households | 2,898 | 40,968 | 98,799 |
| People Per HH | 2.5 | 2.3 | 2.3 |
| Average HH Income | \$160,816 | \$97,737 | \$98,387 |
| Average HH Value | \$328,191 | \$211,724 | \$213,942 |

AVAILABLE SPACES

| SPACE | SIZE | LEASE RATE | EST. OP. EXP. | EST. TOTAL / MO. |
|-------|----------|---------------------|---------------|------------------|
| 711 | 2,005 SF | \$18.00 SF/yr (NNN) | \$5.79 | \$3,974.91 |

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N 132nd St

747 NORTH 132ND STREET

SITE PLAN

W Dodge Frontage Rd N

HyVee
Fast&Fresh

HyVee
EMPLOYEE OWNED

INTERIORS
Joan & Associates

Corner Kick
Subway

Beck House of Fashion

Five Guys

Lindley Clothing

Hawaii Fluid Art

Brushi

Pets Discount

Great Clips

VIP Nails

Red Cross

Warehouse

711

Oasis Spa

Savina Artistry

Metro Chiropractic

Quality Dental

Snappy Copy

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747 NORTH 132ND STREET
RETAILER MAP

SITE

STARBUCKS COFFEE
HyVee
EMPLOYEE OWNED

COSTCO

MENARDS
Dedicated to Service & Quality

noodles
company

Bank of the West
Office Park

BANK OF THE WEST

usbank

Pinnacle Bank

Park 125
West Dodge
Apartments

Panera
BREAD

Chick-fil-A

LOCAL BUSINESS

WEST FAIRACRES

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

747 NORTH 132ND STREET

ADDITIONAL PHOTOS

711

2,005 SF

\$18.00 PSF



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