



8,335 SF Freestanding Retail

Sublease Rate: \$9.00 PSF MG

8,335 SF former Family Dollar available for sublease. Built in 2014 with plenty of parking. Close proximity to long-standing grocery store, Chubb Foods along with many national industrial users directly to the east. With over 50,000 households within a three mile radius, this location boasts a strong potential to connect with nearby neighborhoods. The property sits just over a mile North of one of the newest mixed-use development, Millwork Commons, which is a 50 acre redevelopment project. It is also situated a block south of the recently announced 160 acre North Omaha industrial business park.

*Lease rate includes taxes. Tenant is responsible for CAM and insurance.

Noah Ludwick
Associate
+1 402 548 4049
noah.ludwick@lundco.com

Justin Riviera
Senior Associate
+1 402 548 4064
justin.riviera@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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Availability

Sublease Rate	\$9.00 PSF MG
Building Size	8,335 SF
Current Lease Expiration	July, 31 2029
Year Built	2014
Site Area	0.75 AC
Zoning	CC

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	9,868	\$56,323	3,874
3 Miles	112,034	\$65,198	52,394
5 Miles	238,295	\$74,181	106,247



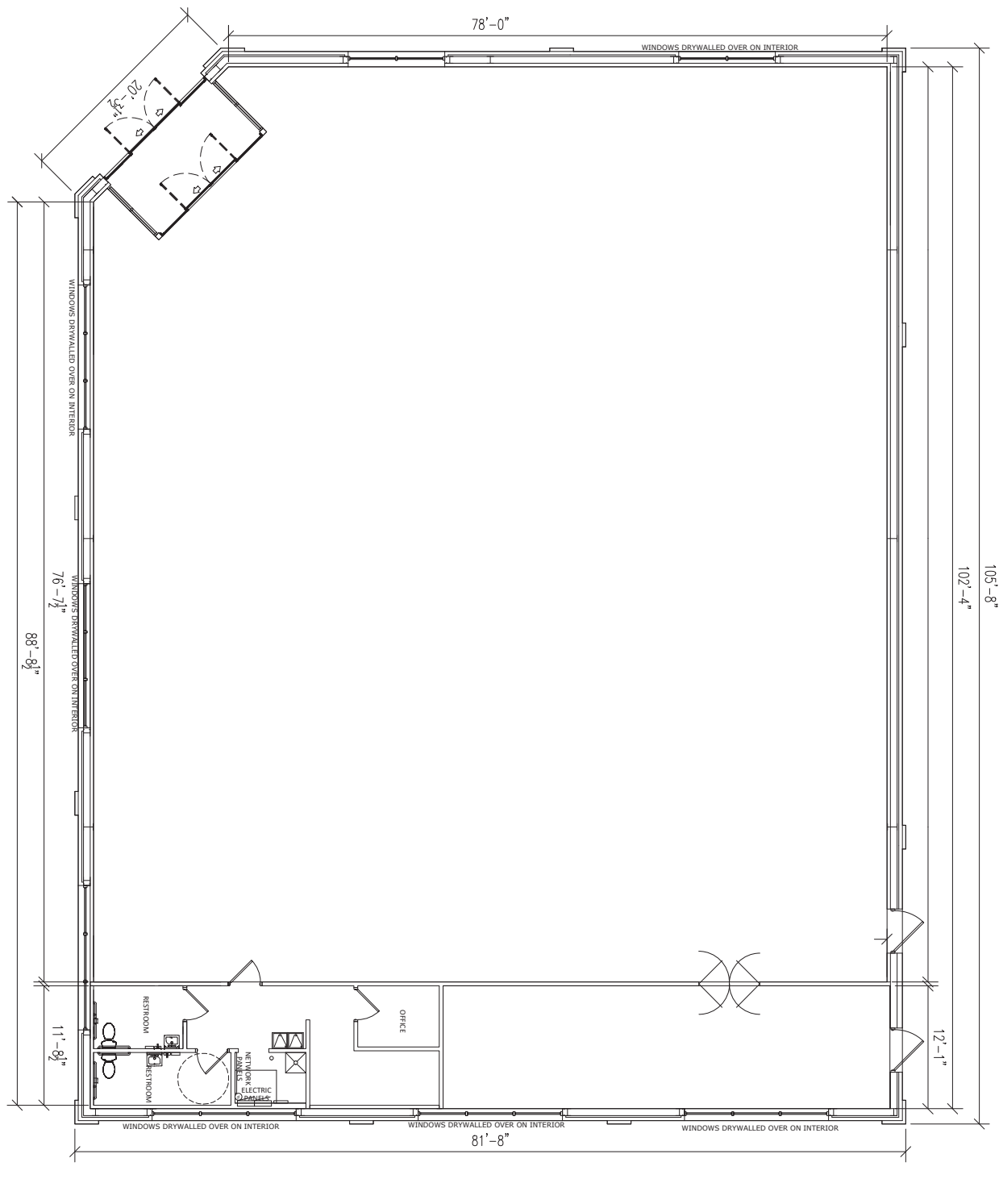
CUSHMAN &
WAKEFIELD

LUND
COMPANY

FOR SUBLEASE

2601 N. 16th Street
Omaha, NE 68110

Floor Plan



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Trade Map

