

**FOR LEASE**

# Lambert Block

9006 Maple Street / Omaha, NE 68134



**CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY



## 1,860 SF Retail Space Lease Rate: \$11.50 PSF NNN

Affordable retail space in a high traffic area with great visibility and signage. Located just west of 90th & Maple Street, with great exposure to over 67,00 cars a day. Suite 1 is in shell condition, with restrooms in place.

### Contact Information

NOAH LUDWICK  
Associate  
+1 402 548 4049  
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450 Regency Parkway, Suite 200  
Omaha, NE 68114  
+1 402 393 8811  
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## Property Information

<b>Base Rent</b>	\$11.50 PSF NNN
<b>Operating Expenses</b>	\$4.60
<b>Total Building SF</b>	33,600 SF
<b>Available SF</b>	1,860 SF
<b>Year Built</b>	1974
<b>Land Area</b>	1.16 AC
<b>Zoning</b>	General Commercial
<b>Parking</b>	66 Stalls
<b>Tenant Allowance</b>	Negotiable

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
1	1,860 - 1,860	\$11.50	Immediately

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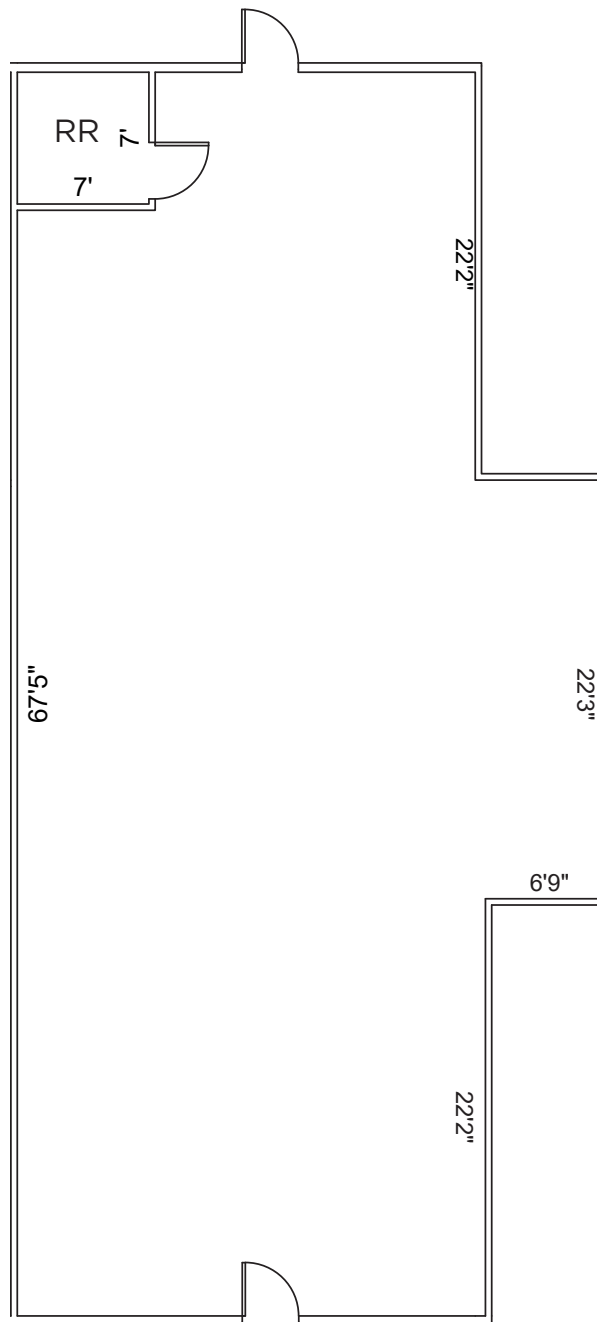
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## FLOOR PLAN: Suite 1



\*\* Floor plan measurements are approximate and are for illustration purposes only.

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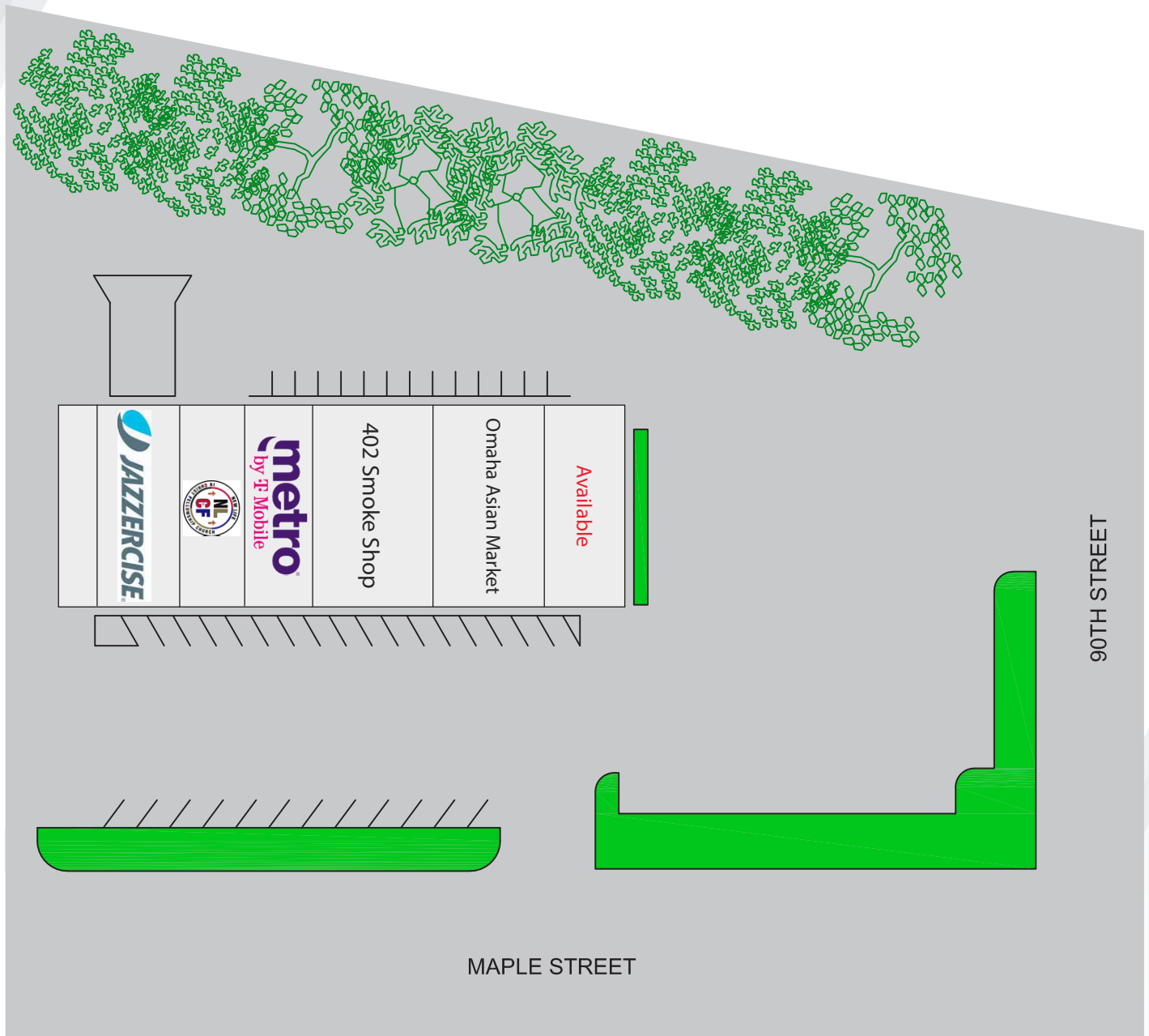
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## SITE PLAN



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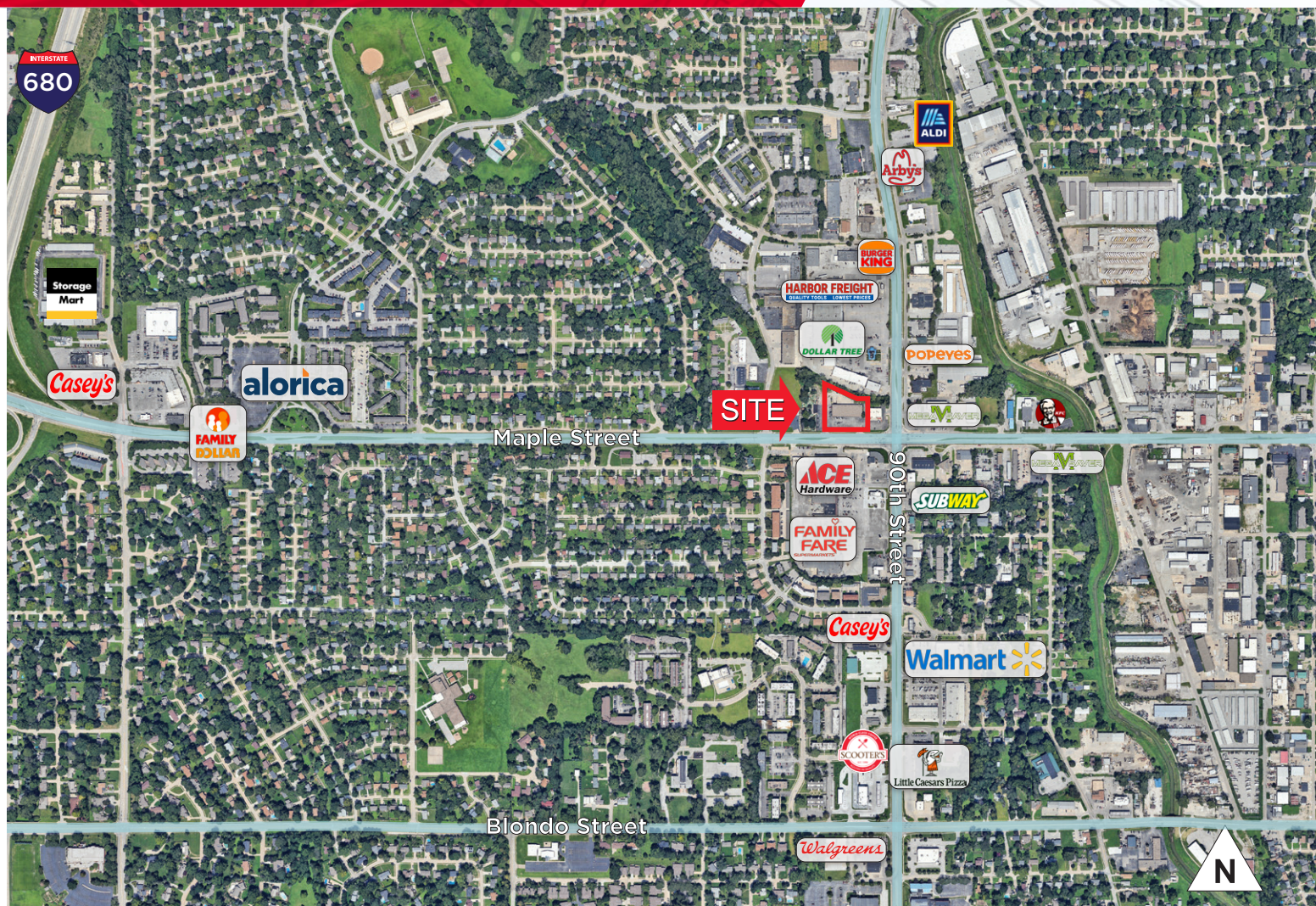


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## Demographics

	Population	Median HH Income	No. of Households
1-mile	12,304	\$56,391	5,580
3-mile	106,938	\$60,593	46,805
5-mile	251,466	\$61,784	106,186

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