CUSHMAN & WAKEFIELD | LUND COMPANY

# 1130 S 13TH STREET

## NORFOLK, NE 68701

**1,500 - 4,934 SF Available For Lease**
**Lease Rate: $22.50 PSF NNN**



# PROPERTY HIGHLIGHTS

Class A retail/medical building with unbeatable visibility. Nearby national and local retailers include, Target, Hobby Lobby, Wal-Mart, Menards, Kohl's and many others.

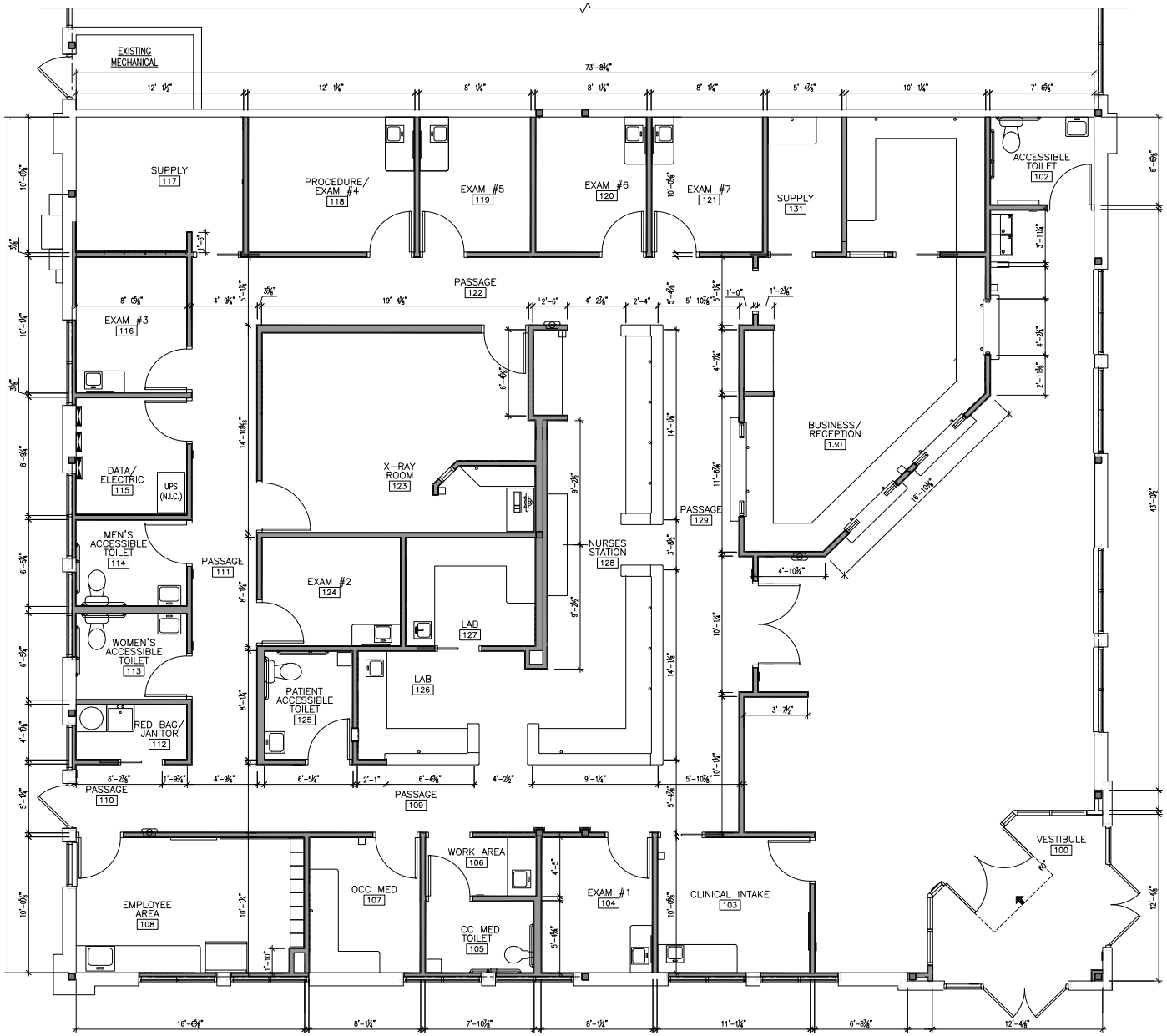



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|---|---|---|---|
| Lease Rate: | $22.50 PSF NNN | Year Built: | 2017 |
| Available SF: | 1,500 SF - 4,934 SF | Total Site Area: | 50,404 SF |
| Building SF: | 10,149 SF | Zoning: | Commercial |
| Number of Tenants: | Three (3) | Traffic Count: | 31,040 EADT (13th & Omaha Ave) |

# FLOOR PLAN

## FORMER MEDICAL CLINIC

- 4,934 SF Available
- Beautiful medical clinic finishes in place
- Six exam rooms
- One procedure room
- One lab
- Four restrooms
- One x-ray room



# LOCATION MAP



# AERIAL MAP


target
KOHL'S
FAMOUS footwear
maurices
Bath & Body Works
JCPenney
Pizza Ranch
T.J.maxx
GNC
goodwill
Sunset Plaza Mall
Shopko Optical
Aspen Dental
O'Reilly AUTO PARTS
Wendy's
Casey's
ACE Hardware
SEVEN BREW
Raising Cane's CHICKEN FINGERS
Sinclair
J CARSON BLVD.
32,895 EADT
OMAHA AVE.
WashTech
Using the latest technology for the greatest shine.
N




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