



CUSHMAN &
WAKEFIELD

LUND
COMPANY



1130 S 13TH STREET

NORFOLK, NE 68701

±2,000 - 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.



Lease Rate: \$22.50 PSF NNN

Available SF: +/- 2,000 SF - 4,934 SF

Building SF: 10,149 SF

Number of Tenants: Three (3)

Year Built: 2017

Total Site Area: 50,404 SF

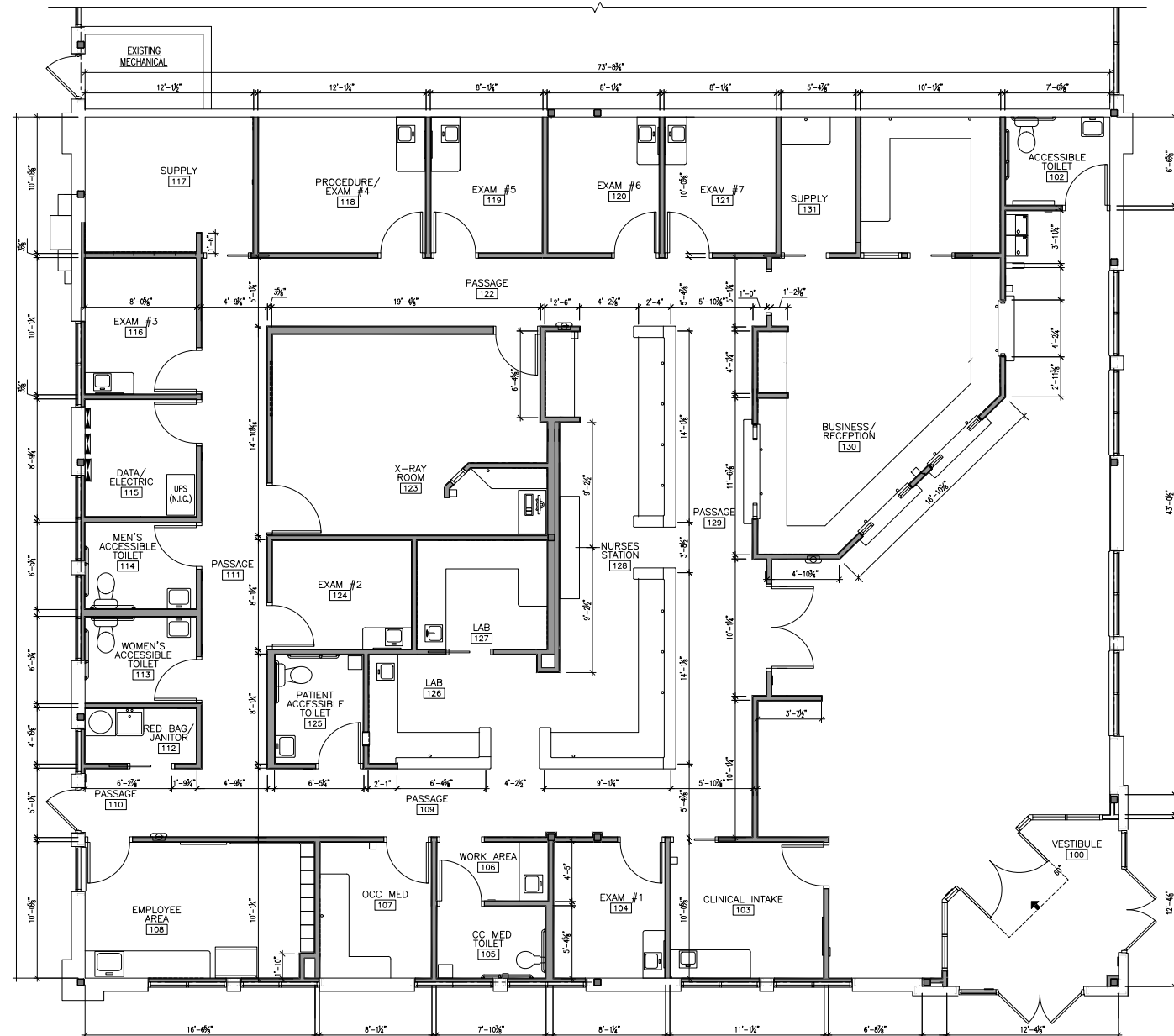
Zoning: Commercial

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



SONIC **HOBBY LOBBY** **HyVee** **Walmart**
EMPLOYEE OWNED
BUFFALO WILD WINGS **Holiday Inn** **DOLLAR TREE** **Pizza Hut**
OfficeMax **MENARDS** **ANYTIME FITNESS**

W Pasewalk Avenue

Omaha Avenue

32,895 EADT

Cane's **SUBWAY** **Wendy's** **Casey's** **Perkins**
maurices **HIBBETT** **target** **TACO BELL** **bemgears**
DQ **O'Reilly** **JCPenney** **ACE Hardware** **New Victorian Suites**
WILSON CREEK **1** **Sinclair** **Arby's** **ASSOCIATED GROCERS**

S 1st Street

AERIAL MAP



For more information, please contact:

Dylan McCabe

Associate

+1 402 548 4079

dylan.mccabe@lundco.com

***Agent has equity**

Tyler Cullor

Associate

+1 402 548 4025

tyler.cullor@lundco.com

450 Regency Parkway, Suite 200

Omaha, NE 68114

+1 402 393 8811

lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.