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# 255 WEST 3RD STREET

SUPERIOR, NE 68978

10,607 SF Freestanding Retail Building Sublease

**Sublease Rate: \$8.75/PSF**

# PROPERTY OVERVIEW

10,607 SF former Family Dollar available for sublease. Located along the main thoroughfare in Superior, this site provides great access and visibility to over 1,000 vehicles per day. Close proximity to several local, regional and national users such as Ace Hardware, Bomgaars, Subway, and Dollar General. Built in 2021 with plenty of parking, take advantage of one of the best retail opportunities in the region. Lease rate includes taxes. Tenant is responsible for CAMs and Insurance.



## PROPERTY HIGHLIGHTS

|               |               |                  |           |
|---------------|---------------|------------------|-----------|
| Sublease Rate | \$8.75 PSF MG | Lease Expiration | 3/31/2032 |
| Building Size | 10,607 SF     |                  |           |
| Year Built    | 2021          |                  |           |
| Site Area     | 0.98 AC       |                  |           |
| Zoning        | Commercial    |                  |           |

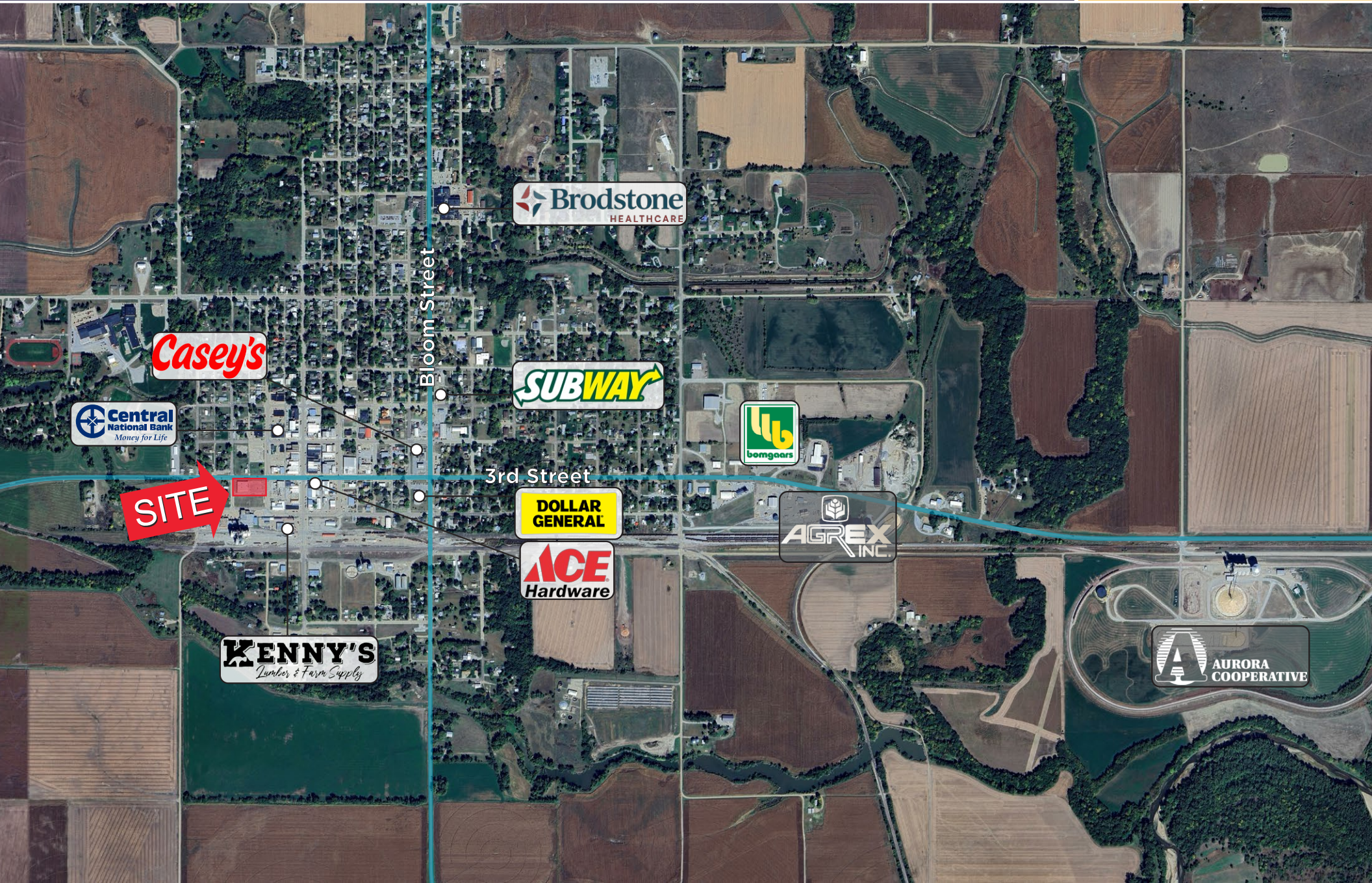


# PHOTOS





# PHOTOS





Architectural floor plan of a room with the following dimensions and features:

- Overall Dimensions:**
  - Top: 89'-9½"
  - Bottom: 95'-8½"
  - Left: 90'-3½"
  - Right: 74'-5"
- Room Features:**
  - Entrance:** Located on the left wall, featuring a grid-patterned door.
  - Windows:** Two windows are located on the left wall, and one is on the right wall.
  - Reception Area:** Located on the right side, featuring a reception desk and a circular table labeled "TABLE".
  - Office Area:** Located on the right side, featuring a desk, a chair, and a small table.
  - Storage Area:** Located on the right side, featuring a cabinet and a small table.
  - Restroom:** Located on the right side, featuring a toilet and a sink.
  - Exit:** Located on the right wall, featuring a door.
- Dimensions of Specific Areas:**
  - Top right corner: 16'-1"
  - Bottom right corner: 6'-5" and 8'-10"
  - Right side wall: 7'-4" and 7'-4"
  - Reception area: 8'-0½"



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