

108TH STREET PLAZA

5055 S. 108th Street / Omaha, NE 68127

960 SF Retail Space / For Lease



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**WE ARE
THE CENTER
OF RETAIL**

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PROPERTY OVERVIEW

Retail property with great visibility and signage opportunity along 108th Street. Property has corner location at the lighted intersection of 108th & Mockingbird with easy access to I-80/I-680 from 108th & L Street. Tenants include: Little King, Savaged Soul Tattoo, Monte G's Pub, Bottles & Brews and Bizarre Glass.

PROPERTY HIGHLIGHTS

Lease Rate	\$9.00 PSF NNN
Total Available	960 SF
Building Size	12,260 SF
Year Built	1975
Total Site Area	35,000 SF
Zoning	CC
Parking	4.4:1000 SF
NNN Expenses	\$6.11 (Estimated 2025)
Traffic Count	24,500 EADT (108th Street)

SUITE	SQUARE FEET	PRICE / SF / NNN	DATE AVAILABLE
2	960	\$9.00	Immediately



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



MEDIAN AGE

	POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN AGE
1 Mile	10,510	\$59,680	4,879
3 Miles	86,100	\$70,798	36,356
5 Miles	228,688	\$76,127	92,534



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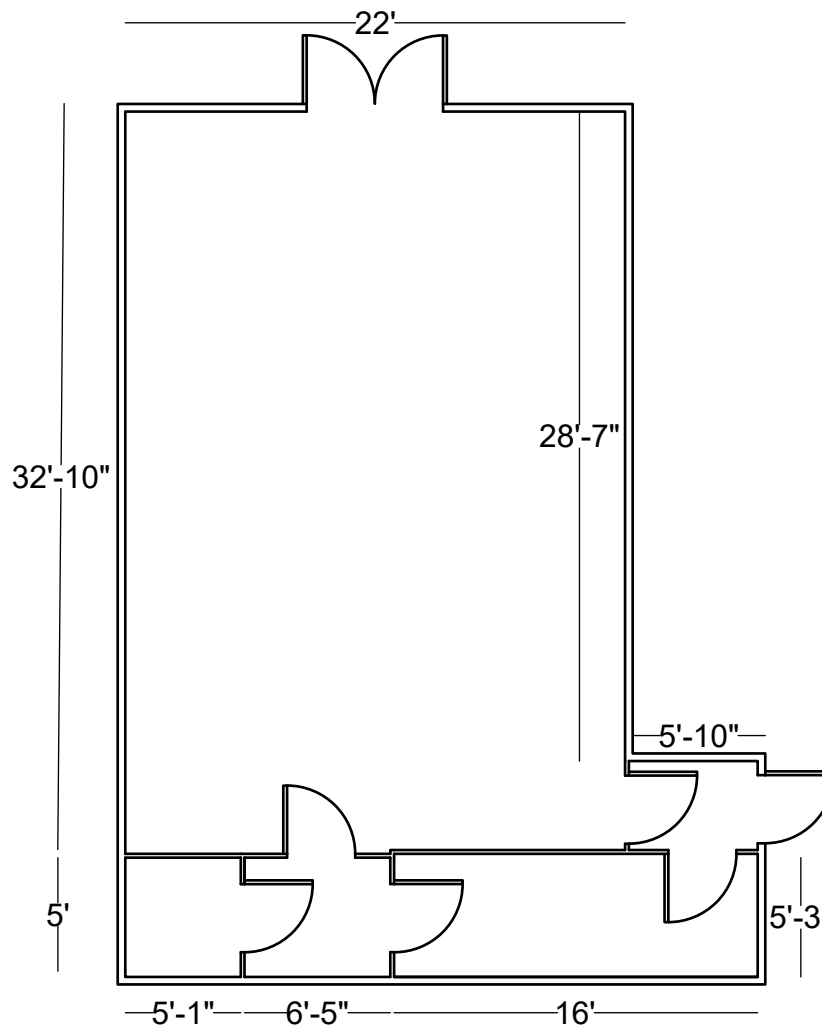
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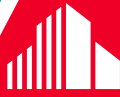
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SITE PLAN



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450 Regency Parkway, Suite 200
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