



PROPERTY HIGHLIGHTS

13,232 SF former CVS Pharmacy available for sublease. Located on the southwest corner of 90th and Blondo Street. This site boasts fantastic visibility and access. Great exposure due to an average traffic of 45,182 EADT at the intersection of 90th and Blondo Street, and over 45,000 households within a three-mile radius. The site has a number of national big box retailers nearby along 90th Street such as Walmart Neighborhood Market, Harbor Freight, Westlake Ace Hardware and ALDI.

GREAT VISIBILITY, GREAT LOCATION

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Former CVS Pharmacy

1919 N. 90th Street | Omaha, NE 68114

13,232 SF RETAIL SPACE

FOR SUBLEASE



Property Highlights

Rental Rate	\$15.50 PSF NNN
Taxes*	\$4.01 PSF
Year Built	2011
Total Bldg. SF	13,232 SF
Master Lease Expiration Date	1/31/39
Parking	69 Stalls
EADT	45,182 EADT
Acres	2.07 AC
Zoning	CC

*Tenant Responsible for CAM and Insurance.




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NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	13,417	\$56,768	6,936
3 Mile	100,335	\$69,886	47,444
5 mile	269,100	\$69,846	122,407



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PROPERTY PHOTOS



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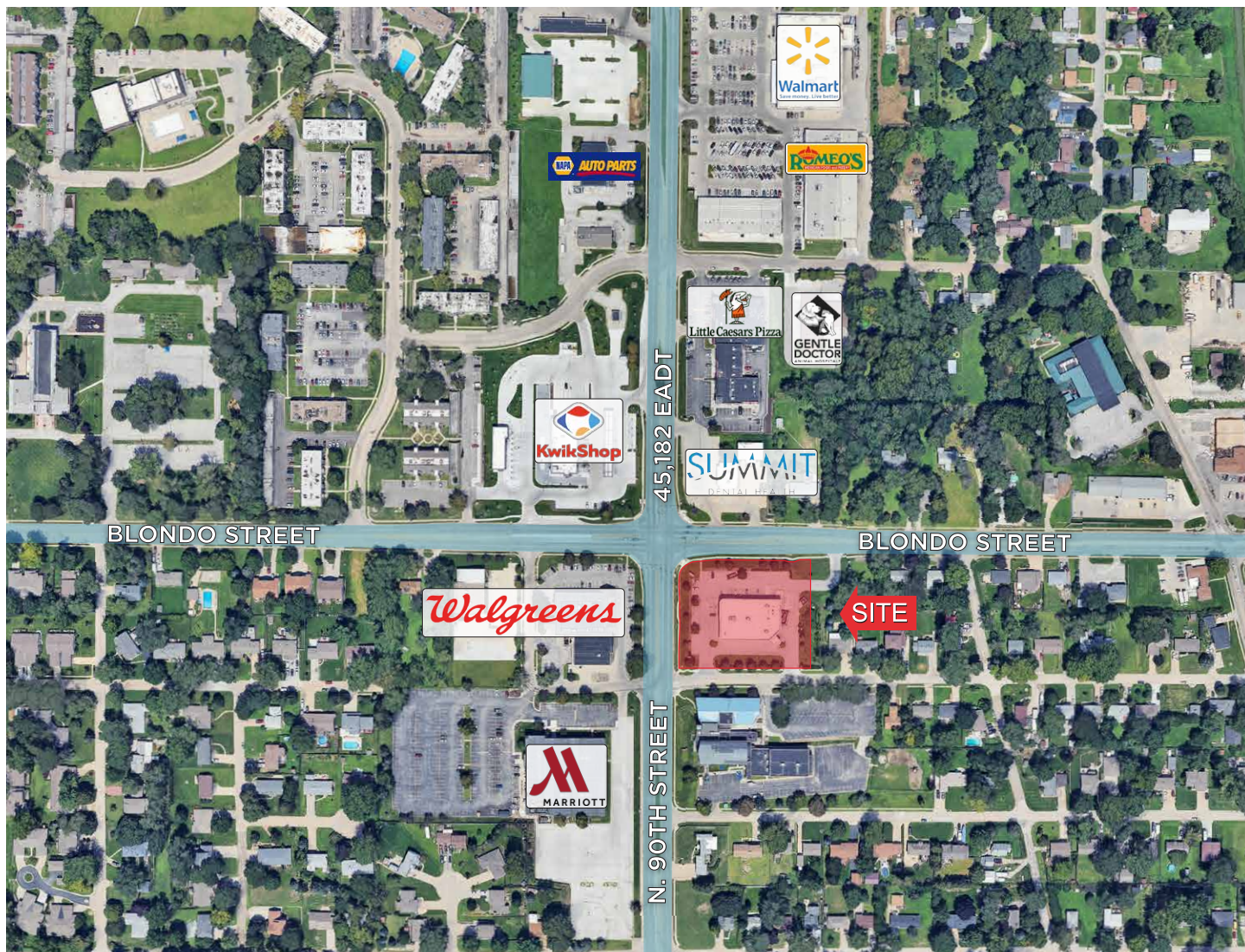
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TRADE MAP



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