

# Retail For Lease

Loopnet # 13639767

1902 N. 90th Street  
Omaha, NE 68114

## SITE DATA::

Total Site Area: .35 Acres  
Zoning: CC - Community  
Commercial  
Parking: 13 ± Stalls  
Parking Type: Paving Asphalt  
Surface

## BUILDING DATA::

Building Gross SF: 6,069 SF  
Space Available: 6,069 SF  
Year Built: 1980  
Utilities: Paid by Tenant  
Ceiling Height: 9' to Drop Ceiling  
11' 6" to Tresses  
14' to Roof Deck

## LEASE DATA::

Lease Term: 3 Year Minimum  
Lease Type: NNN  
Security Deposit: One Month

## SERVICE PROVIDERS::

Electric: Omaha Public Power  
District  
Gas/Water: Metropolitan Utilities  
District  
Telecommunications/Internet:  
AT&T or CenturyLink  
T-1 through DS-3 Connectivity:  
Available



## LOCATION AND PROPERTY DESCRIPTION::

- Located on the southwest corner of 90th & Blondo
- Building is adjacent to a Walgreens Store
- High traffic location in a densely populated neighborhood
- Attractive one-story building situated in a busy retail area
- Zoned CC-Community Commercial
- 6,069 square feet of space available
- 10' x 20' overhead door for truck loading/unloading
- Space can be converted to office or other commercial use
- Existing space suitable for retail / home improvement sales requiring warehouse or storage space

Information furnished is from sources deemed reliable, but is not guaranteed by Marathon Realty Corporation or its agents, and is subject to change, corrections, errors and omissions, prior sales/leases, or withdrawal, without notice. All dimensions & sizes are approximate. 20191030ST

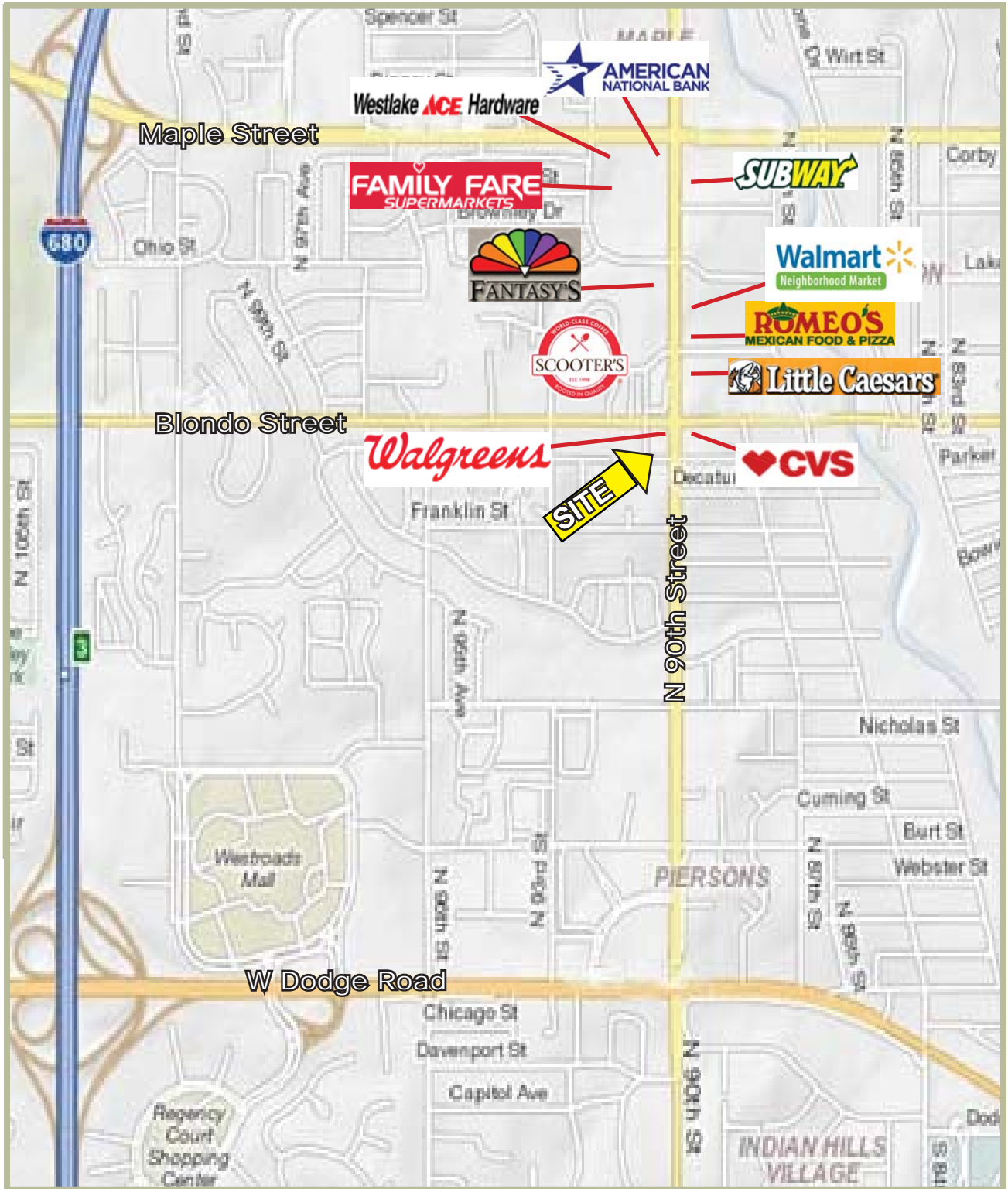
**Marathon**  
Cindy Makinster ::: 11222 Davenport Street  
402-330-2656x111 ::: Omaha, NE 68154  
Cindy@MarathonBiz.com ::: www.MarathonBiz.com

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Map::



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Aerial::



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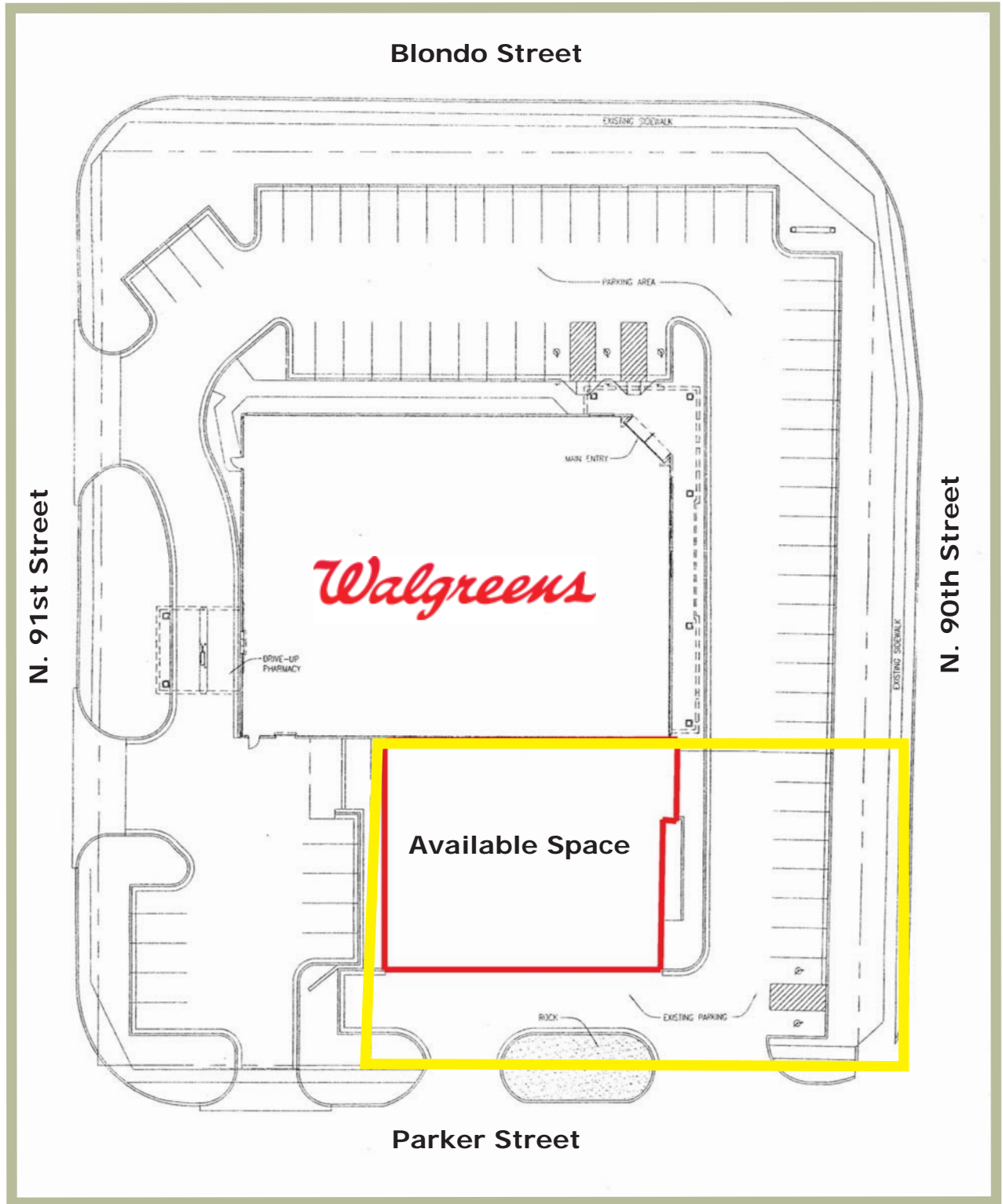
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**Site Plan::**



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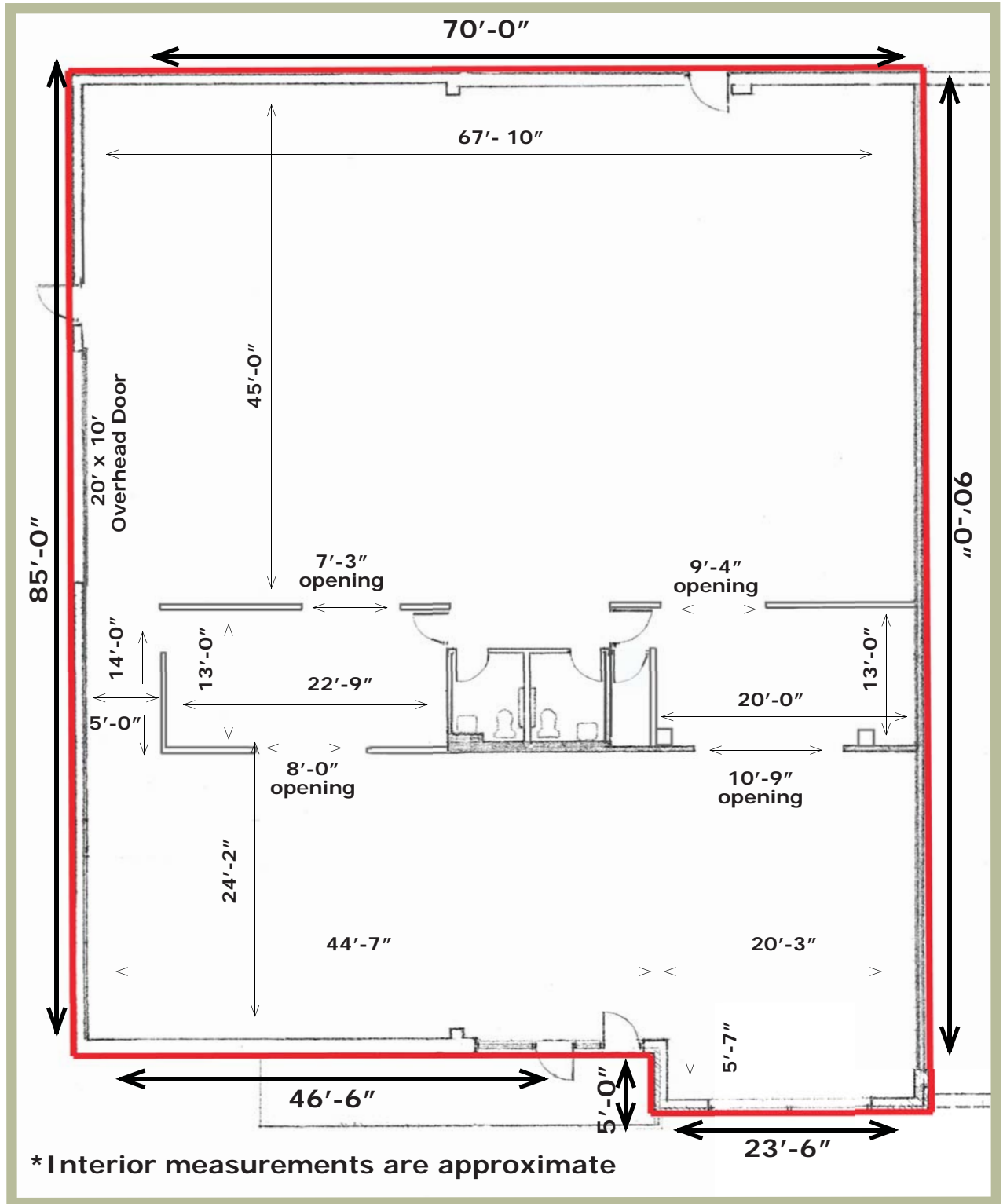
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Floor Plan::



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Photos:::



Exterior Photo: Overhead Door/Side Entrance



Exterior Photo: Rear Entrance



Interior Photo: Front Area



Interior Photo: Warehouse Space

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