



10,000 SF Retail Space
Lease Rate: \$9.00 PSF NNN

Former Shopko space with 8,000 SF of retail/flex space available. Roughly 2,000 SF of office mezzanine space also available. Great location off of Highway 30 in Blair, only a 25 minute drive from Omaha.



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Property Highlights

Lease Rate	\$9.00 SF NNN
Total Available	10,000 SF
Total Contiguous	10,000 SF
Building Size	42,418 SF
Year Built/Renovated	1995/2017
No. of Floors	1
Total Site Area	4.5 AC
Zoning	Commercial
Clearance Height	14'-6"
Operating Expenses	\$2.50 NNN

Demographics

	Population	Median HH Income	No. of Households
1-mile	1,168	\$49,712	449
3-mile	8,542	\$60,153	3,329
5-mile	9,975	\$62,966	3,871

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
1	8,000 - 10,000	\$9.00	Immediately

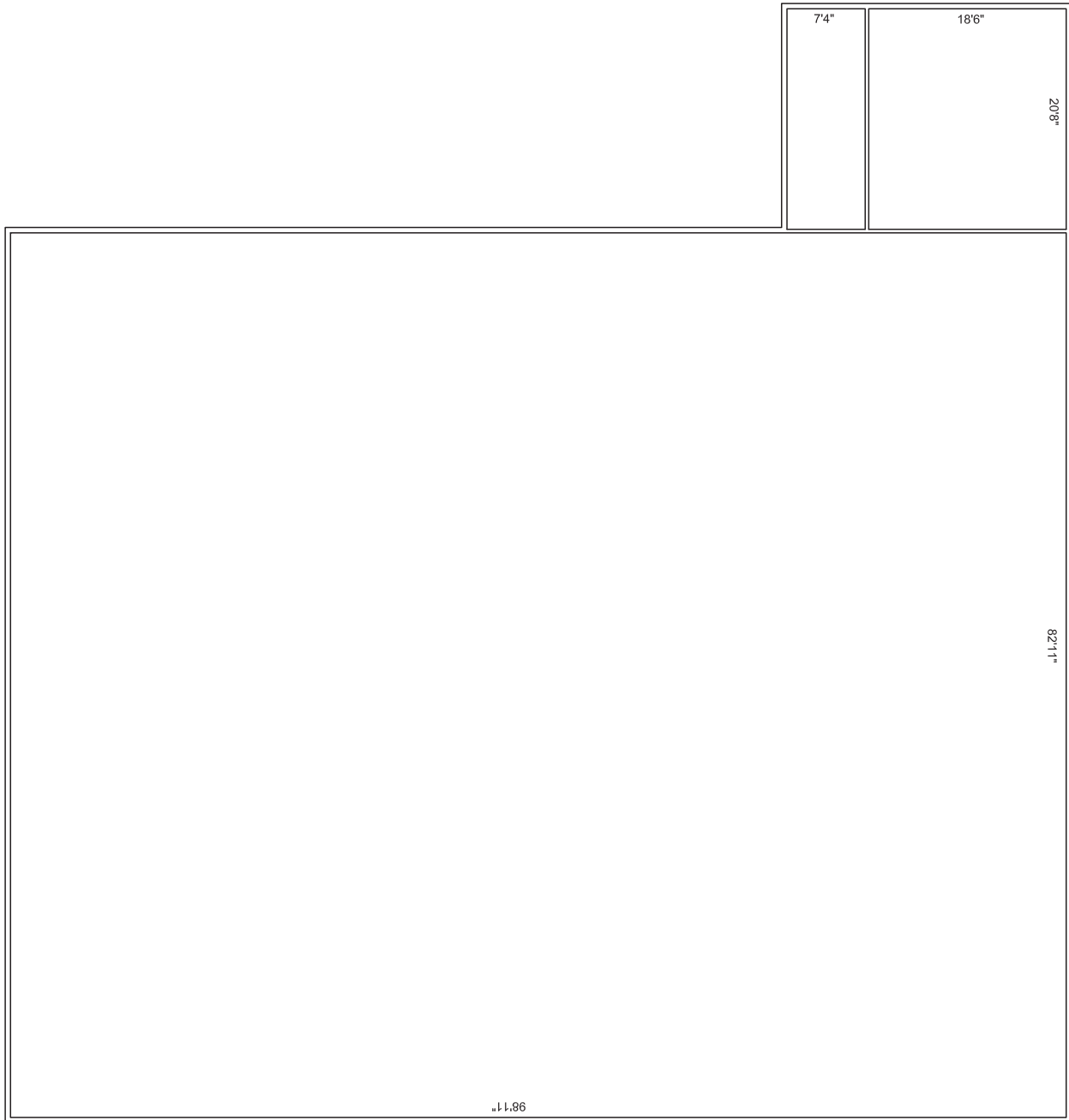
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Property Photos



Main Level

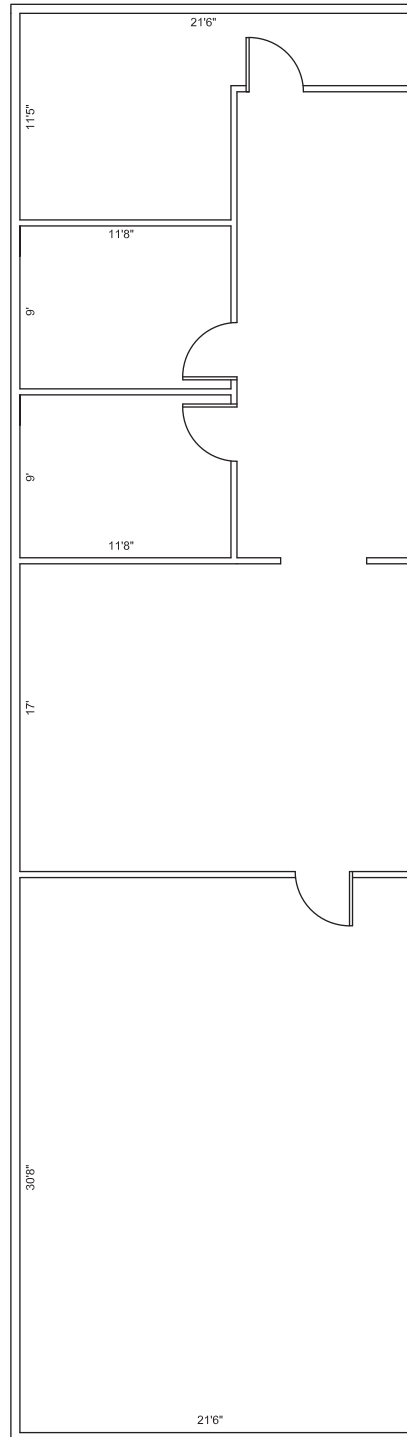


** Floor plan measurements are approximate and are for illustration purposes only.

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Upper Level



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FOR LEASE
150 S. 1st Street
Blair, NE

