

156TH & REYNOLDS

3,006 - 6,012 SF | \$22.00 - 24.00 SF/YR (NNN)

156TH & REYNOLDS ST, BENNINGTON, NE 68007



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156TH & REYNOLDS ST

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 - 24.00 SF/YR NNN
Est. Op. Exp.	\$4.00 SF/YR
Available SF:	3,006 - 6,012 SF
Building Size:	15,030 SF
Property Type:	Retail
Year Built:	2022
Zoning:	MU

PROPERTY OVERVIEW

New retail strip building

PROPERTY HIGHLIGHTS

- Brand new retail building ready 2023
- High visibility on 156th Street, south of State Street
- New mixed-use development
- Well-established residential neighborhoods with several new developments underway
- Under served area for retail services

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,495	14,697	36,128
Average Age	34	37.2	36.7
HOUSEHOLDS			
Total Households	1,865	5,383	13,872
People Per HH	2.9	2.7	2.6
Average HH Income	\$138,839	\$139,281	\$122,597
Average HH Value	\$570,498	\$447,487	\$328,613

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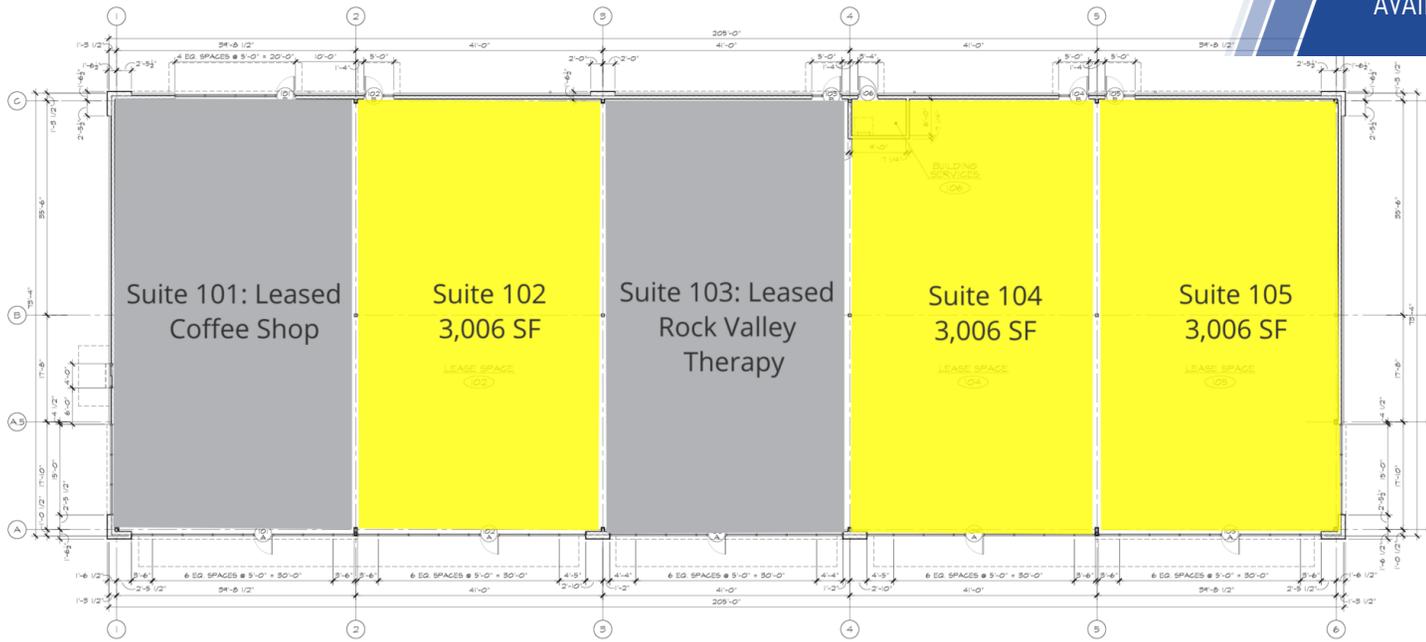
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AVAILABLE SPACES SUMMARY



LEGEND



AVAILABLE

LEASED

FLOOR PLAN
SCALE: 1/8" = 1'-0"

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 102	3,006 SF	\$22.00 SF/yr (NNN)	\$4.00	\$6,513.00	-
Suite 104	3,006 SF	\$22.00 SF/yr (NNN)	\$4.00	\$6,513.00	Suite 104 and Suite 105 can be combined for a total of 6,012 SF
Suite 105	3,006 SF	\$24.00 SF/yr (NNN)	\$4.00	\$7,014.00	Suite 104 and Suite 105 can be combined for a total of 6,012 SF

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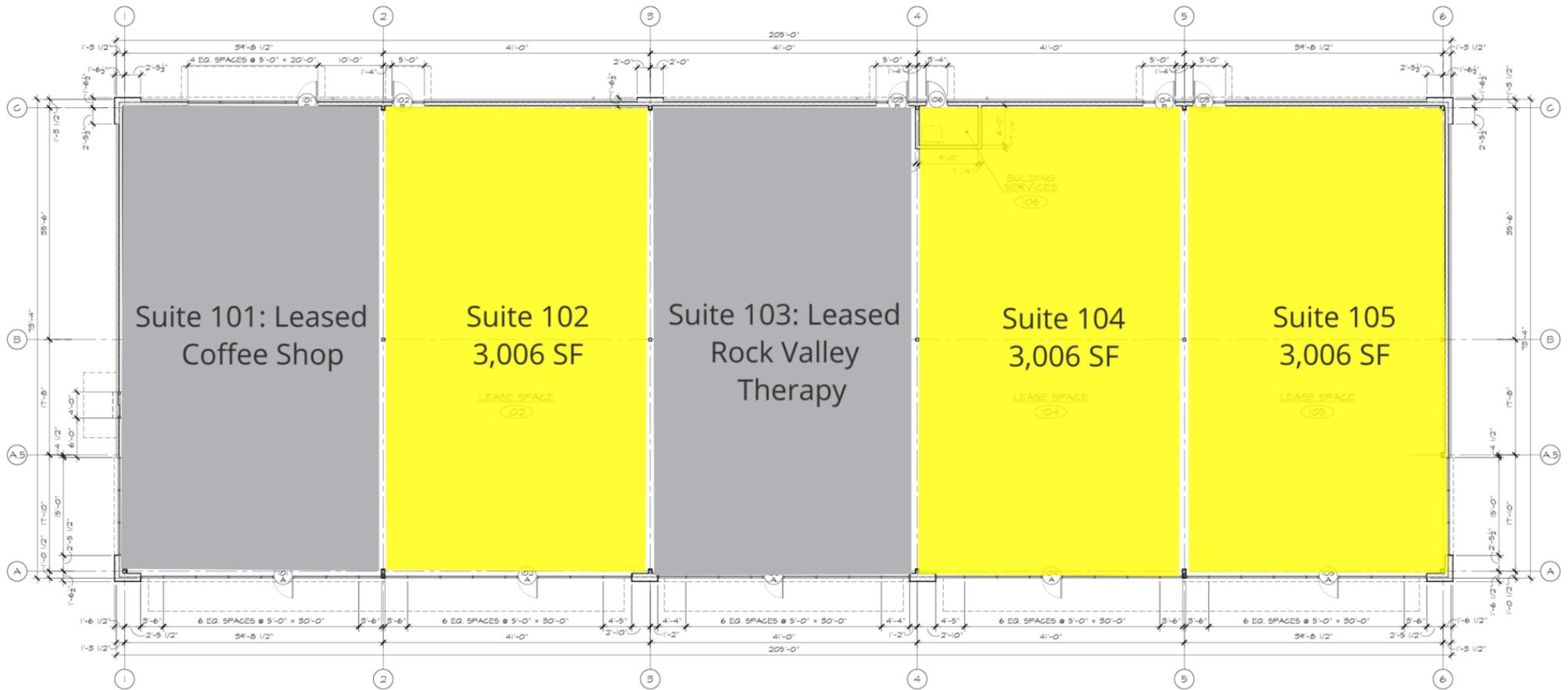
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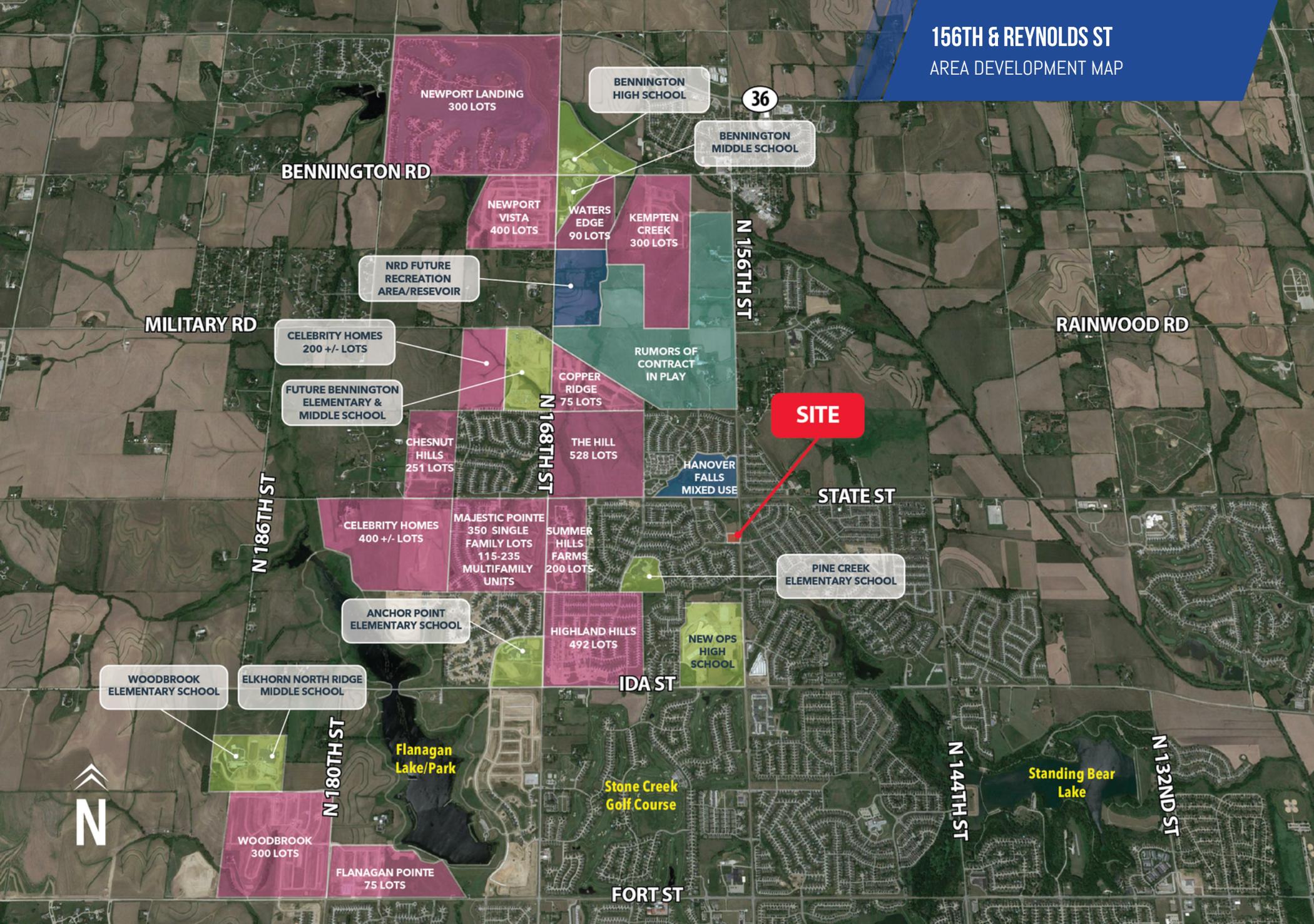
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156TH & REYNOLDS ST AREA DEVELOPMENT MAP



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