



304-328 S 72nd Street | Omaha, NE 68114

\$13.50 PSF NNN

Property Features

- Prime location with great demographics
- High visibility with monument signage off of 72nd Street
- 2 ADA restrooms and a new glass storefront
- 82,650+ vehicles daily
- 2024 NNN's: \$5.37 PSF
- Close proximity to Methodist Hospital, Nebraska Medical Center, University of NE - Omaha, Aksarben Village, Baxter Arena, Dundee, Benson, Ralston, Regency, and more

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Jordan Estee

Associate

402 255 6079

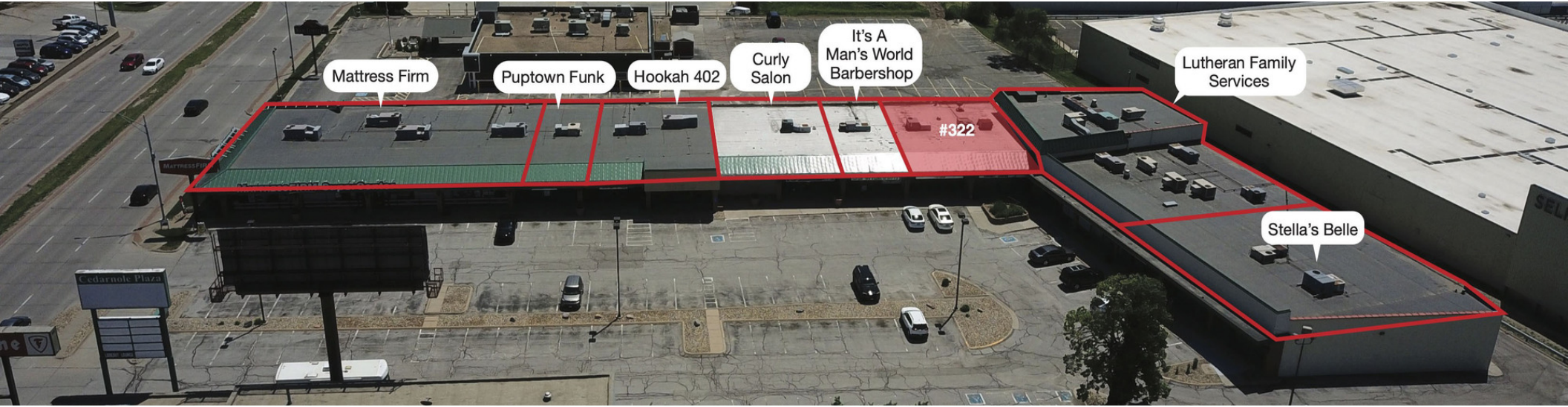
jordan.estee@npdodge.com

Sam Estivo

Associate

402 255 6524

samestivo@npdodge.com



AVAILABLE

SPACE	LEASE RATE	SIZE (SF)	LEASE TYPE
Suite 322	\$13.50 PSF	2,968 SF	NNN



Suite 322



Suite 322



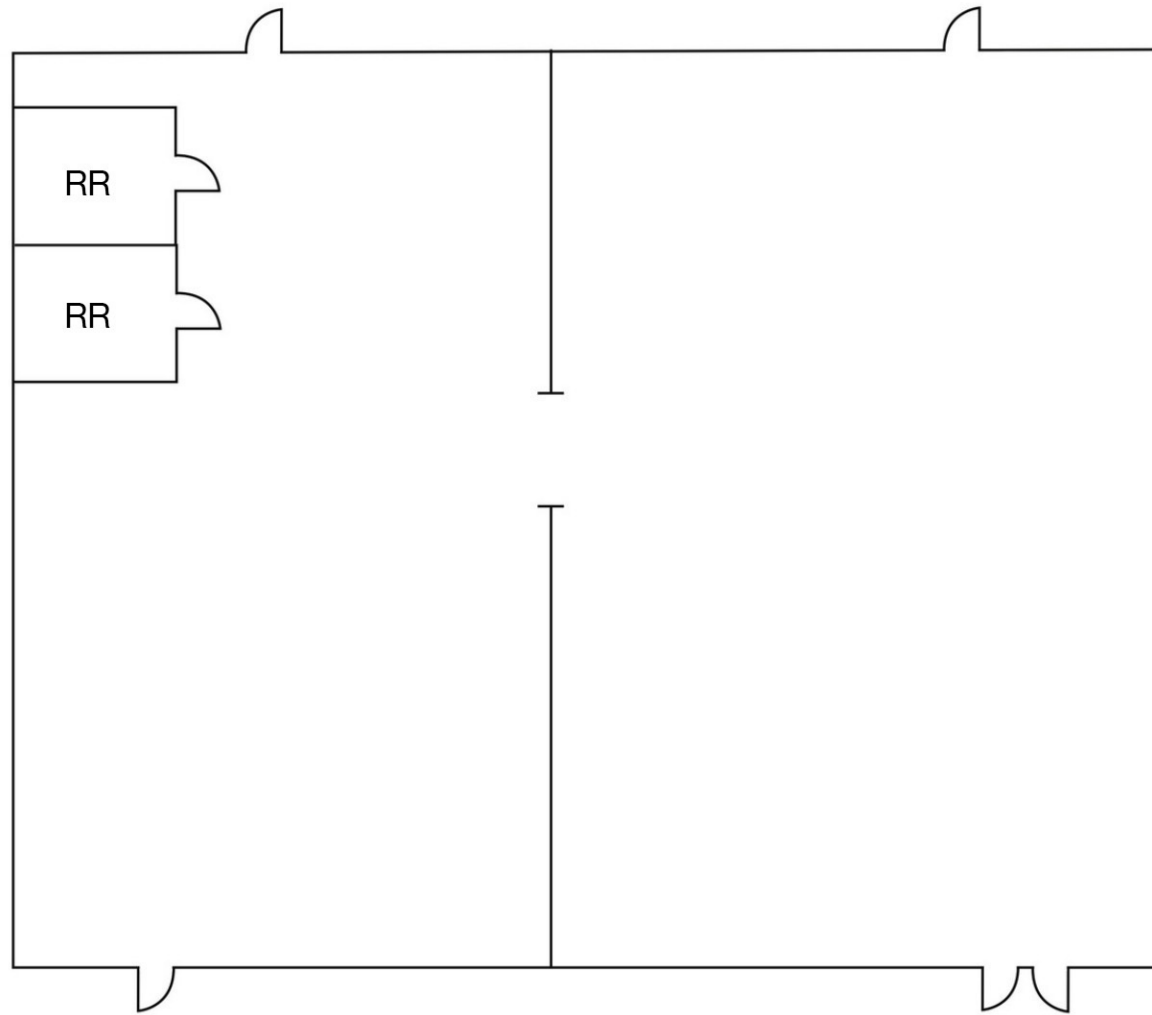
Suite 322 - 2 ADA restrooms



Suite 322



Suite 322



Suite 322 - Not to scale

Cedarnole Shopping Center



Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO