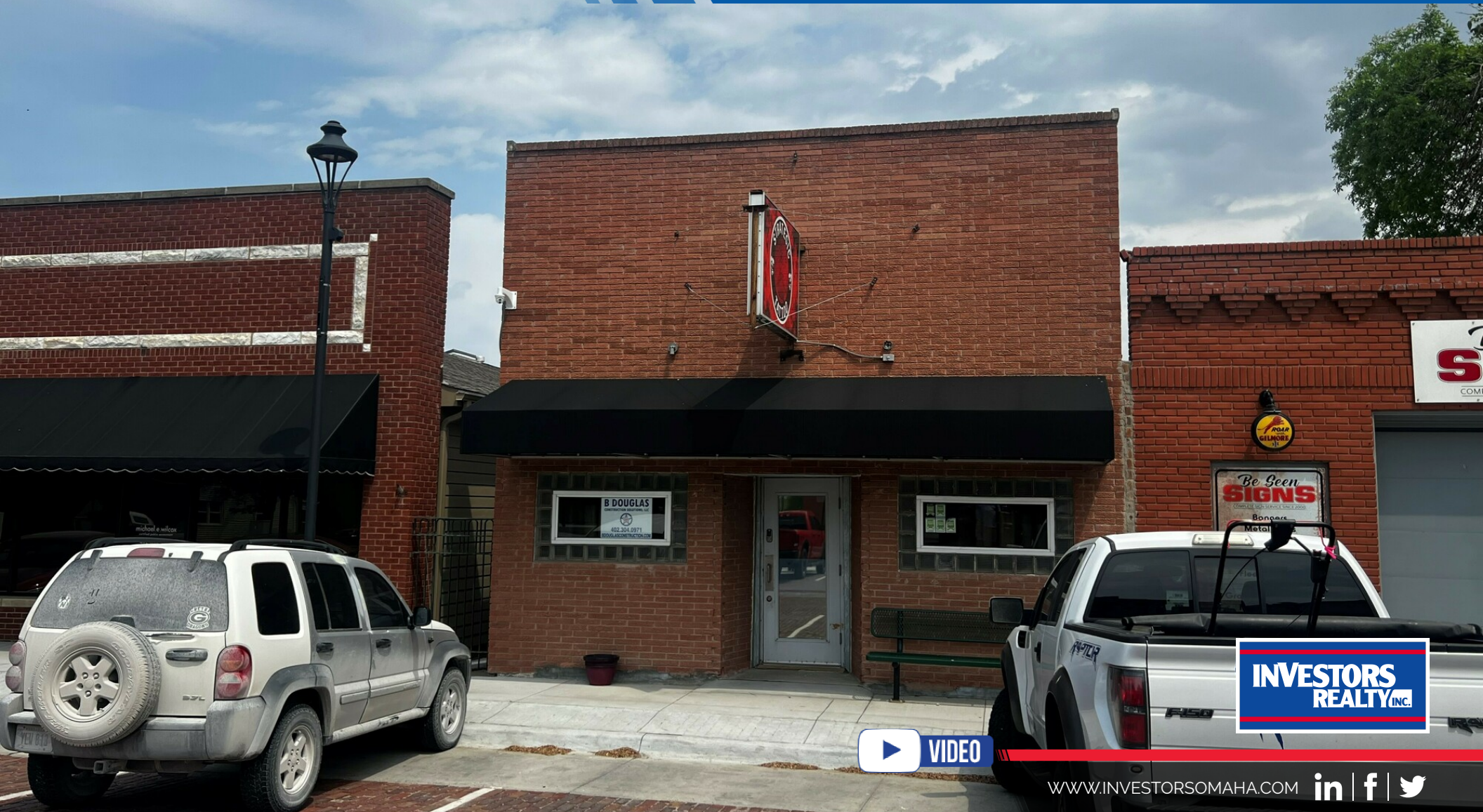


120 N MCKENNA AVENUE

2,172 SF | \$15.00 SF/YR (NNN)

120 N MCKENNA AVE, GRETNA, NE 68028



**INVESTORS
REALTY INC.**



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OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/YR NNN
Est. Op. Exp.	\$6.33 SF/YR
Available SF:	2,172 SF
Building Size:	2,172 SF
Property Type:	Retail
Year Built:	1900
Zoning:	Commercial

PROPERTY OVERVIEW

Rare opportunity to lease an entire storefront building on main street in Gretna.

PROPERTY HIGHLIGHTS

- Building consists of approximately 2,172 SF on the main level
- An additional 945 SF of storage space in the lower level with a garage and alley access
- Office and Bar conceptual floor plans and renderings provided below
- Building renovations are planned for mid-July
- Ideal option for a retail or office user in search of a prominent storefront with excellent visibility
- Located in historic downtown Gretna, the fastest growing city in Nebraska

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120 N MCKENNA AVENUE

120 N MCKENNA AVE, GRETNA, NE 68028

BUILDING INFORMATION

Building Size	2,172 SF
Min Divisible	2,172 SF
Max Contiguous	2,172 SF
Number Of Floors	1
Year Built	1900
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Street Parking
Parking Type	Other

SITE INFORMATION

Cross-Streets	McKenna Ave & Angus Rd
County	Sarpy
Zoning	Commercial
Lot Size	3,498 SF
Location Description	Near the northeast corner of North McKenna Avenue and West Angus Road in Gretna.

ESTIMATED OPERATING EXPENSES

R/E Taxes: \$2.83 psf
 Insurance: \$0.50 psf
 CAM: \$3.00 psf
 Total: \$6.33 psf

OFFERING SUMMARY

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Available SF	2,172 SF
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,443	11,920	39,240
Average Age	34.5	34.6	34.6
HOUSEHOLDS			
Total Households	1,739	4,186	13,446
People Per HH	2.6	2.8	2.9
Average HH Income	\$92,287	\$116,114	\$125,038
Average HH Value	\$206,433	\$273,553	\$282,116

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
120	2,172 SF	\$15.00 SF/yr (NNN)	\$6.33	\$3,860.73

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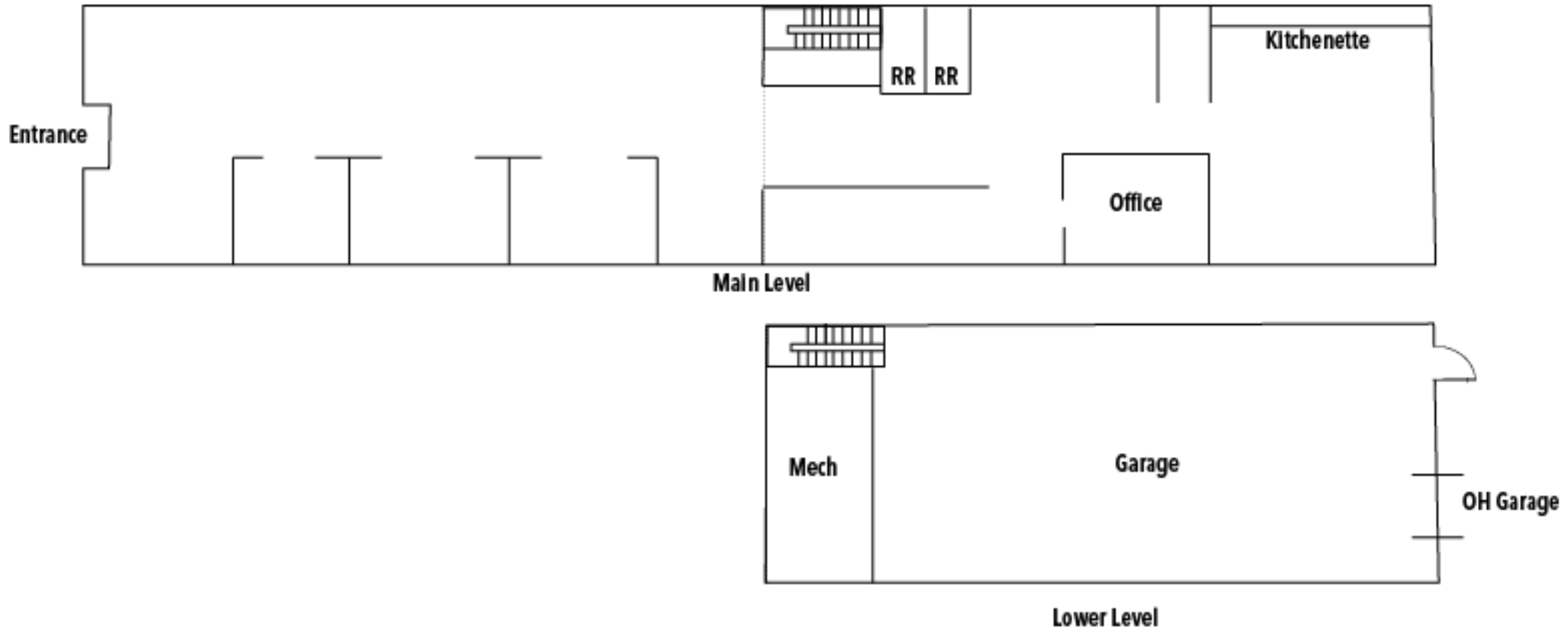
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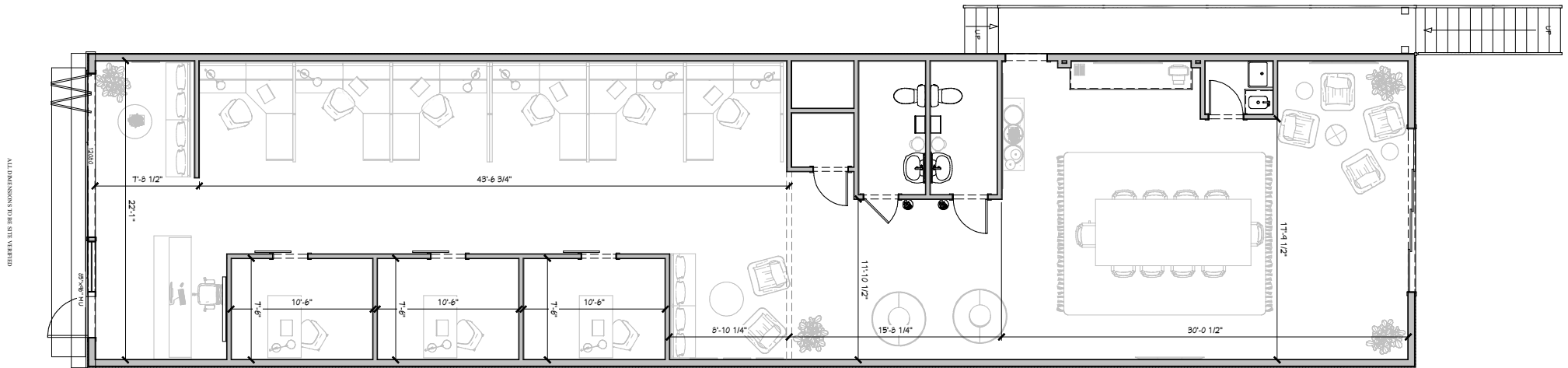


Floor plan is not to scale and subject to change

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120 N MCKENNA AVE
OFFICE CONCEPT FLOOR PLAN



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120 N MCKENNA AVE
OFFICE CONCEPT RENDERINGS



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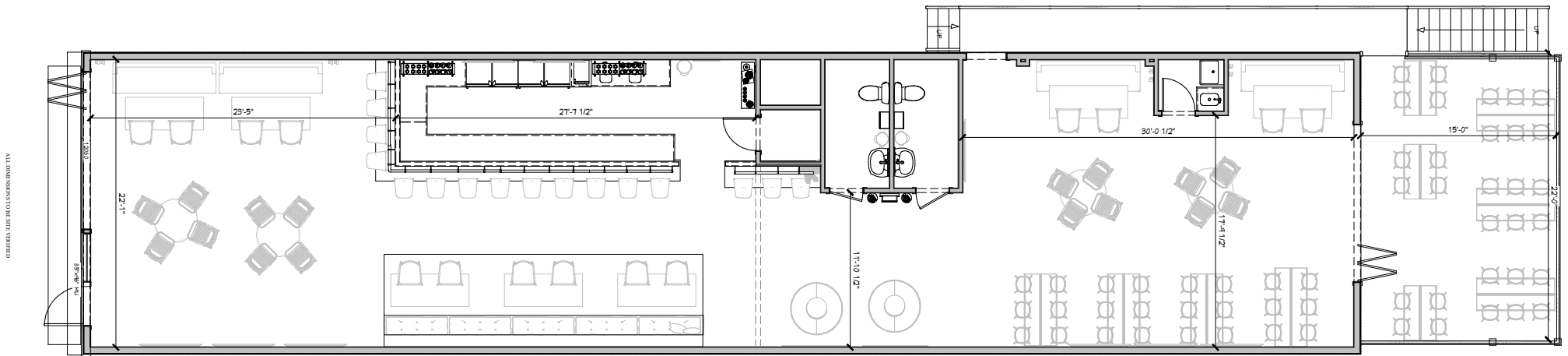
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120 N MCKENNA AVE
BAR CONCEPT FLOOR PLAN



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120 N MCKENNA AVE
BAR CONCEPT RENDERINGS



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120 N MCKENNA AVE

SITE AERIAL



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120 N MCKENNA AVE
RETAILER MAP



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

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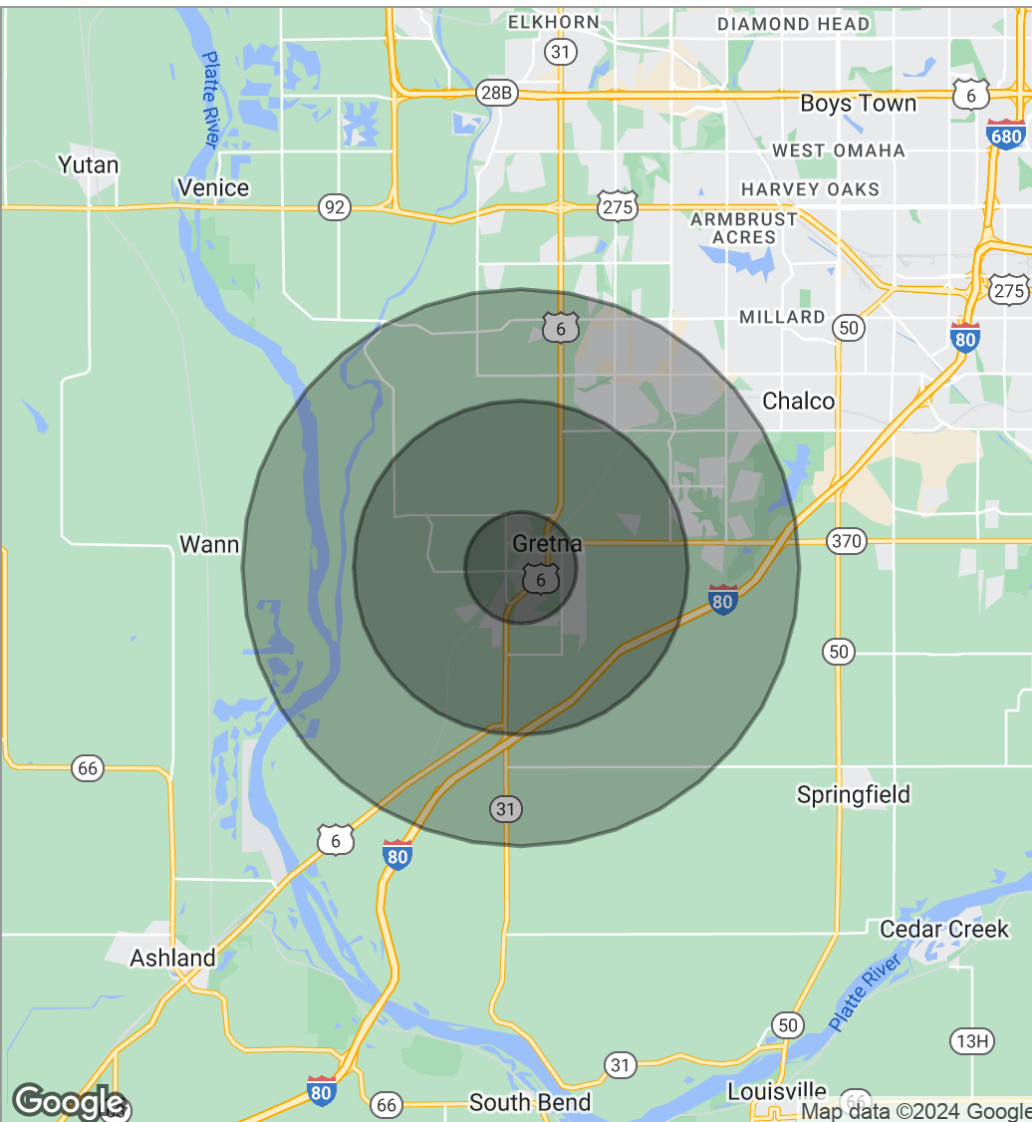
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Median age (Male)	32.7	34.3	34.6
Median age (Female)	36.3	35.0	35.1
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Total households	1,739	4,186	13,446
# of persons per HH	2.6	2.8	2.9
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* Demographic data derived from 2020 ACS - US Census

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