

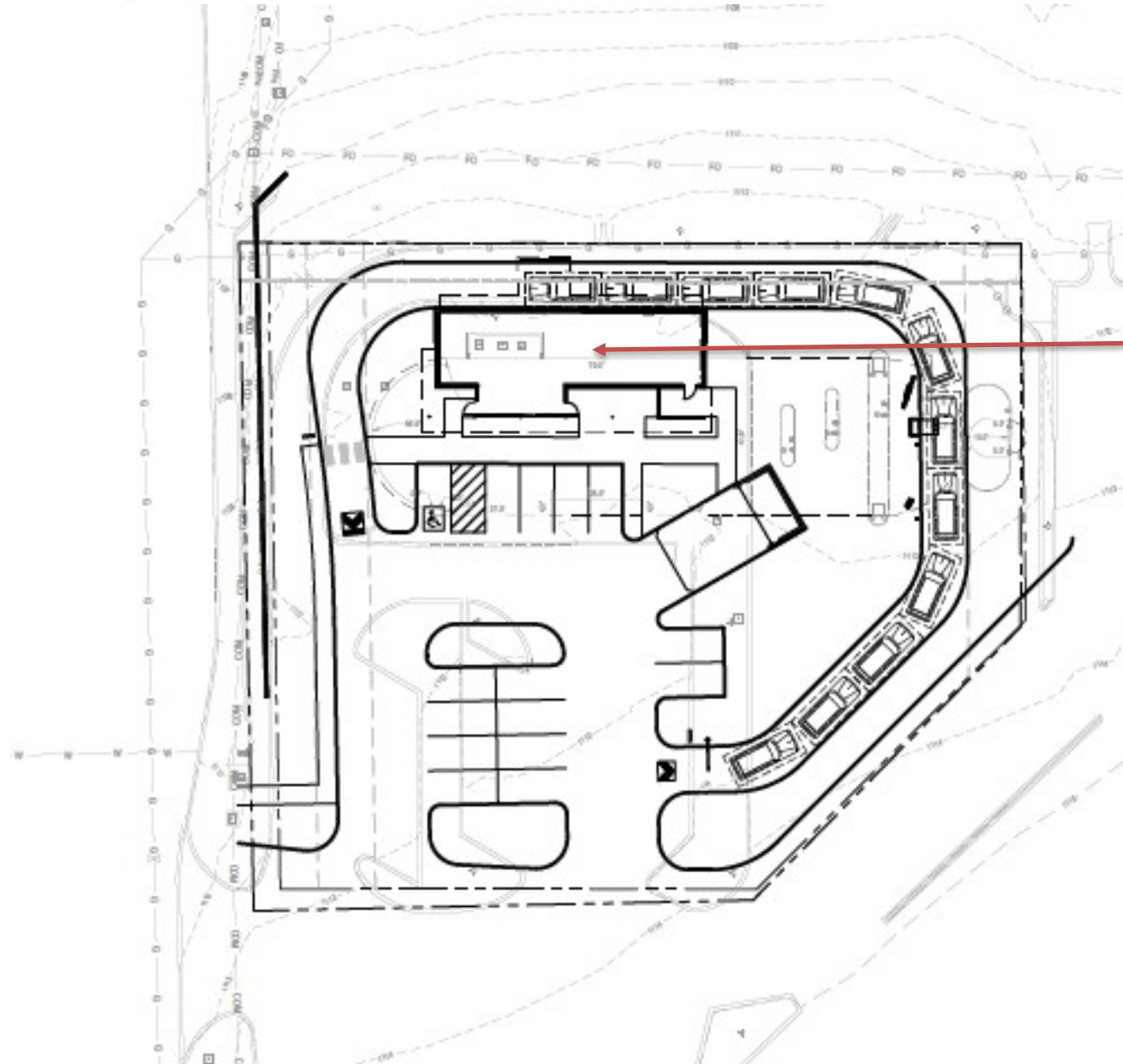
New Retail Development – Omaha, NE

4704 S 96th St,
Omaha, NE 68127



Gabriel Schuchman | 248.646.9999 | gabe@alrigusa.com
Faith Fruciano | 248.983.5520 | faith@alrigusa.com





**1,494 SF +
DRIVE-THRU
AVAILABLE**

Available for Lease



Faith Fruciano

New Retail Development – Omaha, NE

Available for Lease

Property Address

4704 S 96th St, Omaha, NE 68127

Property Highlights

- Brand new retail development with **1,494 SF** available with a drive-thru
- Located along S 96th St, a centralized location and excellent visibility
- Nearby retailers include, O'Reilly's , Murphy's Lounge, Big John's Billiards, Holiday Bright Lights, Sherwin Williams
- Dense retail corridor with strong tenant presence and major surrounding shopping centers

City Overview



Omaha is home to one of the best zoos in the world



The Rueben sandwich was invented in Omaha



Omaha hosted the U.S. Olympic Swim Trials for four consecutive trials



The NCAA Men's College World Series is an Omaha summer tradition for over 60 years.

Demographics	1 Mile	3 Mile	5 Mile
 Population	13,844	90,805	249,107
 Households	6,546	38,835	103,752
 Average HH Income	\$68,310	\$89,663	\$89,464
 Daytime Employment	12,662	64,984	188,705

Property Availability

1,494 SF available for lease

©ALRIG USA Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images with- out the express written consent of the owner is prohibited ALRIG USA and ALRIG USA logo are service marks of ALRIG USA and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective OWNERS.