

Retail Opportunity

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1031-1041 East 23rd Street
Fremont, NE 68025

26,213 total square feet available

Two spaces available on 23rd Street, Fremont's main retail corridor. Suite 1033 is a 2,548 SF in-line suite and Suite 1039 is a 23,665 SF anchor box. The big box is one of the only large-format spaces currently available in the Fremont trade area, offering rare access to a market with limited competing supply.

Strong daily traffic counts, established co-tenancy, and direct frontage on the city's primary shopping and dining concentration.

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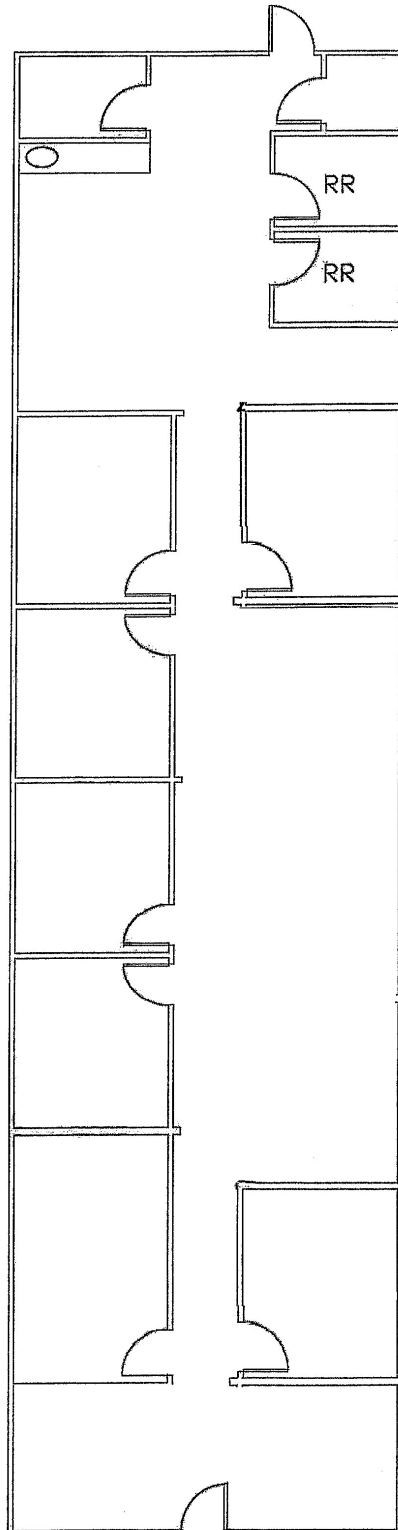
Images

1031-1041 East 23rd Street, Fremont, NE 68025
Suite 1033 - 2,548 SF



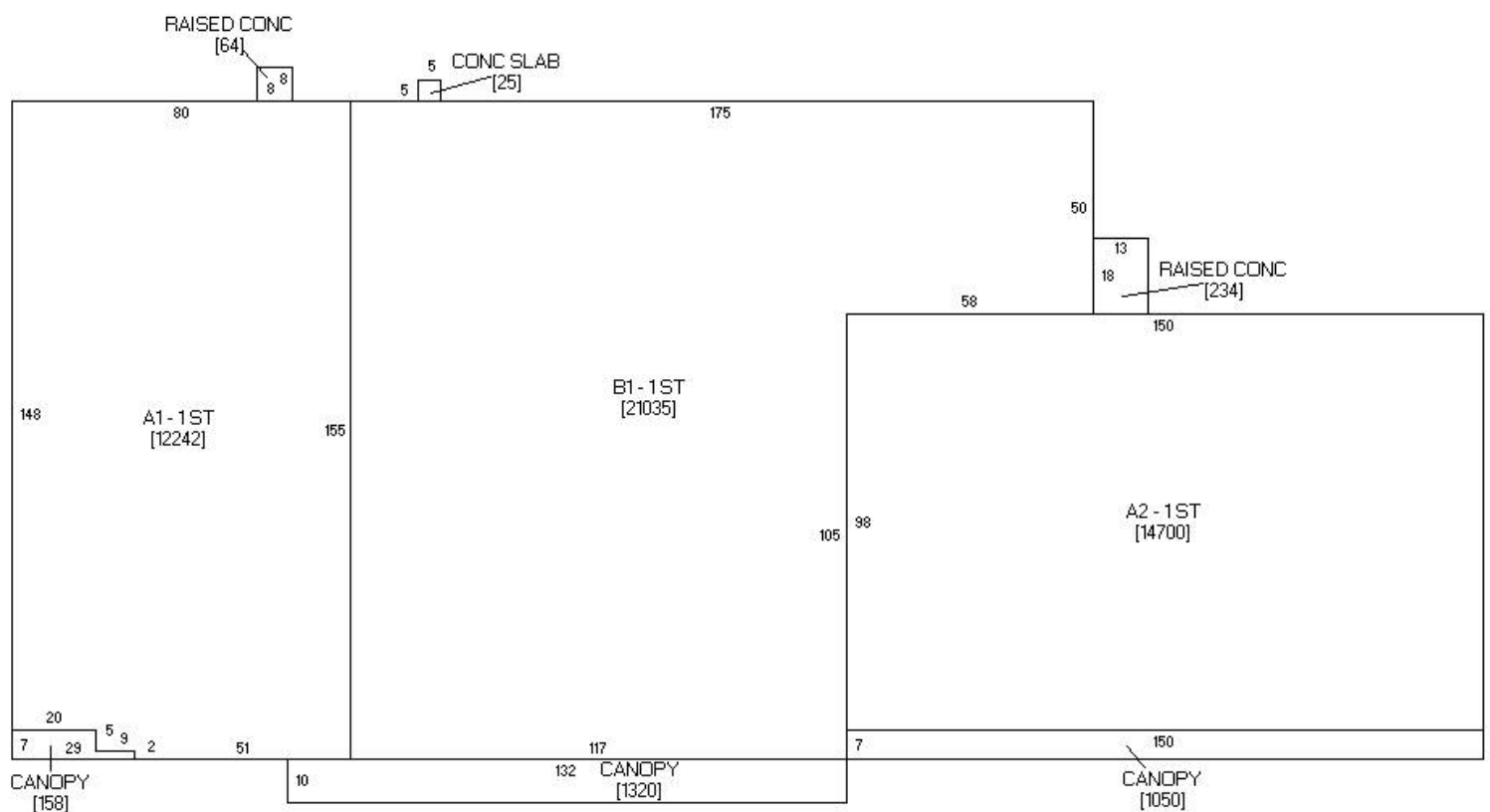
Floor Plan

1031-1041 East 23rd Street, Fremont, NE 68025
Suite 1033 - 2,548 SF



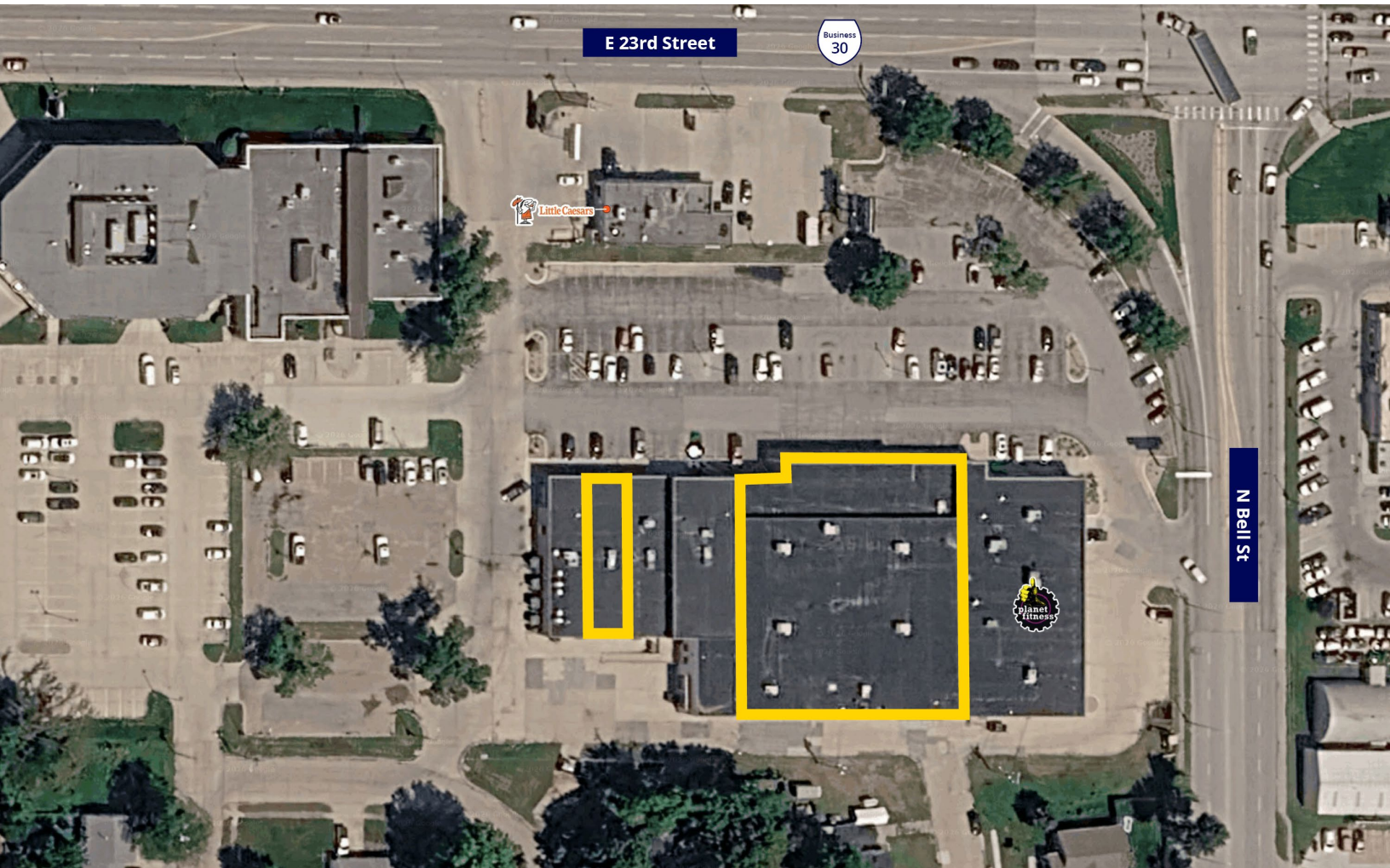
Floor Plan

1031-1041 East 23rd Street, Fremont, NE 68025
Suite 1039 - 23,665 SF



Aerial

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For Lease

Retail Space

1031- 1041 East 23rd Street, Fremont, NE 68025

Type of Listing:	Retail for Lease
Price:	\$12.00, PSF
Operating Type:	NNN
Estimated Expenses:	\$1.75, PSF (2026)
Available:	Immediately
Total SF Available:	26,213 SF
Total Building SF:	47,977 SF

Available:	Suite 1033	2,548 SF
	Suite 1039	23,665 SF
Year Built:	1962	

Construction

Heat & A/C:	Yes
Sprinkler:	Yes
Restrooms:	Yes

Lease Specifics

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord

Location

Intersection:	23rd & N Bell St
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Contact us:

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