

Retail Opportunity

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Vinton Square

3002-3026 S 24th St & 24th & Vinton

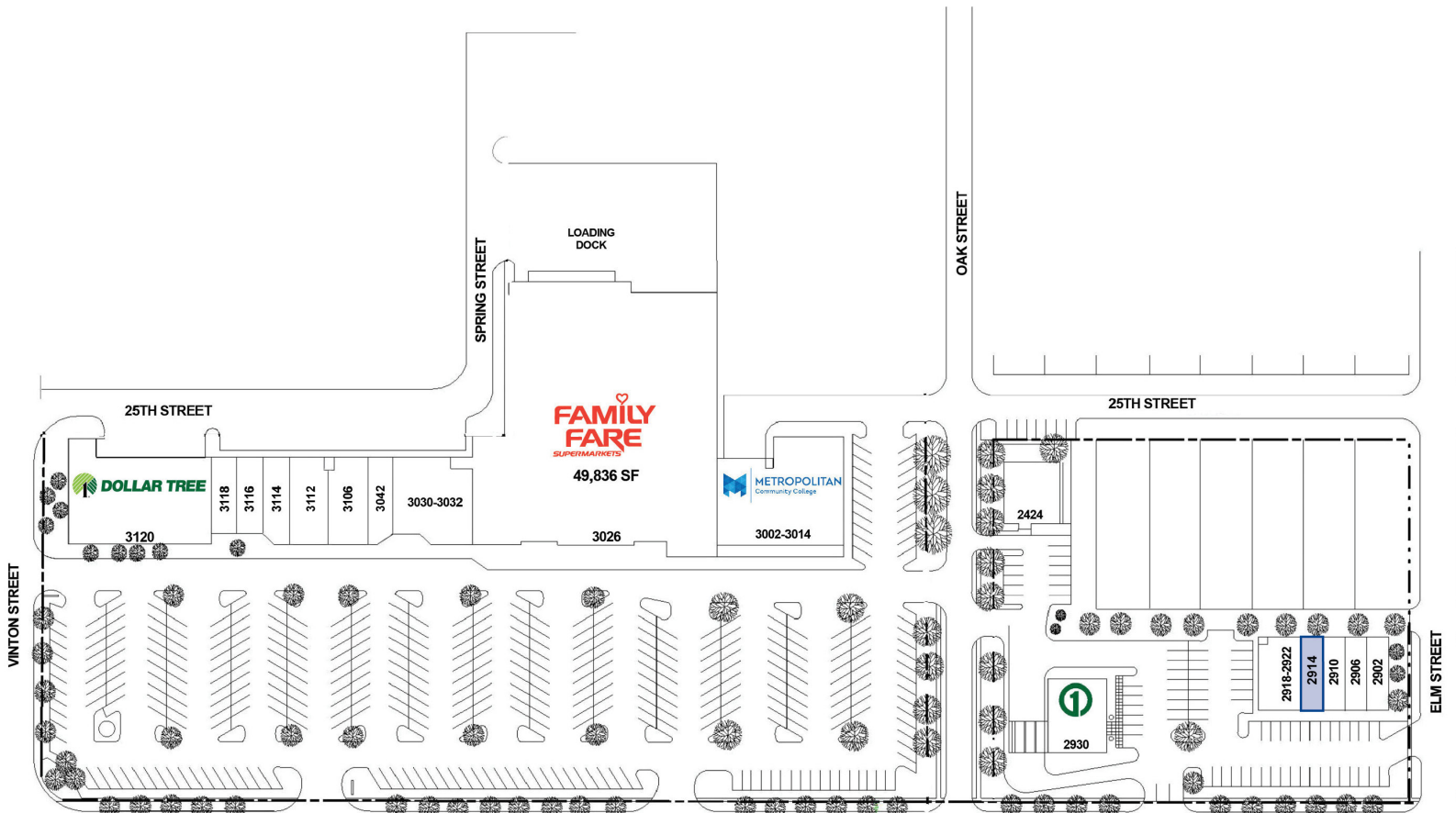
1,360 total square feet available

Vinton Square is an established retail center in a high-traffic, densely populated area. Neighborhood grocery anchor, Family Fare, is complemented by a diverse set of goods and services. The available space is in shell condition and is high frontage to South 24th Street and accessible right off the I-80 interstate.

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Site Plan

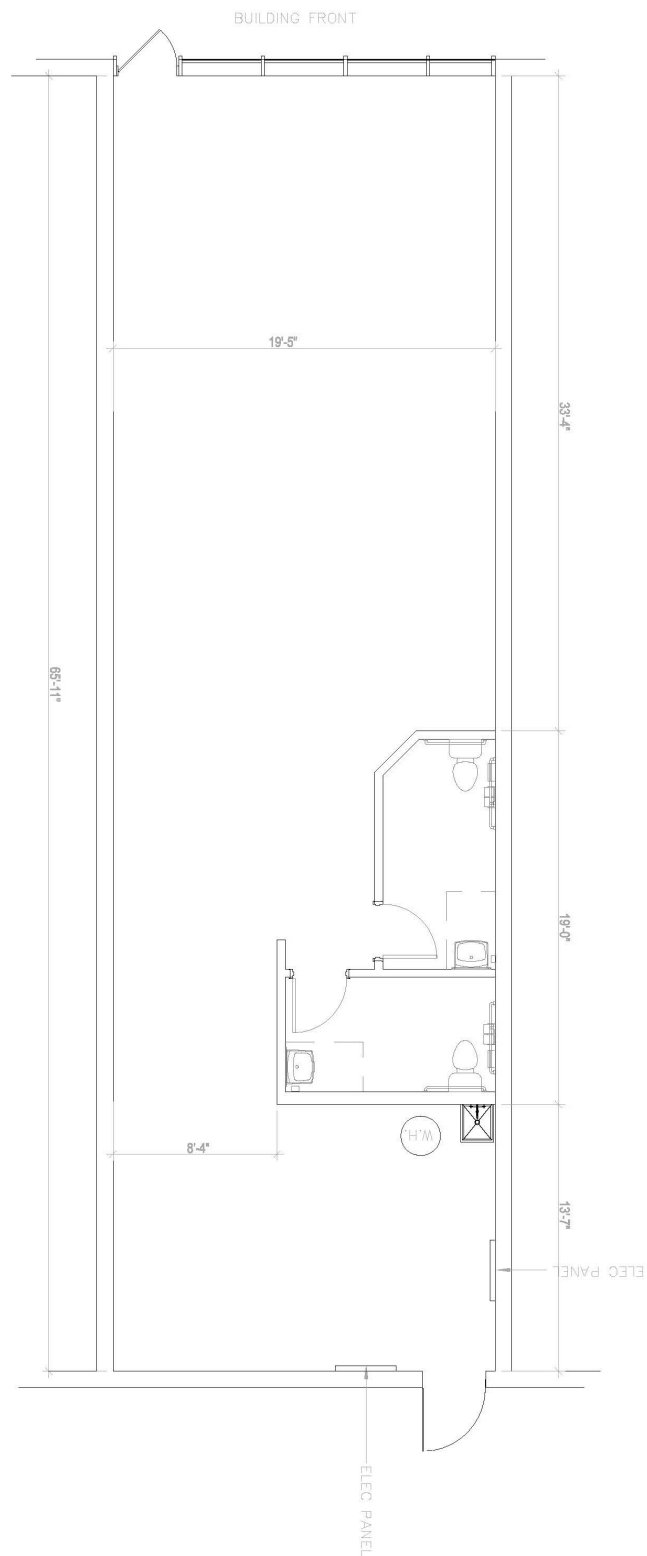
Vinton Square | 3002-3026 S 24th St & NWC, 24th & Vinton, Omaha, NE



Suite	Tenant
3120	Dollar Tree
3118	Shang Hai Restaurant
3116	BWW GO
3114	Subway
3112	Boost Mobile
3106	B2B Kids Resale
3042	Metro PCS
3030	ACE Rent-to-Own
3026	Family Fare
3002	Metropolitan Community College
2424	Children's Dentistry
2930	First National Bank
2918	H&R Block
2914	Available - 1,360 SF
2910	Cricket
2906	PeopleReady
2902	Pizza Hut

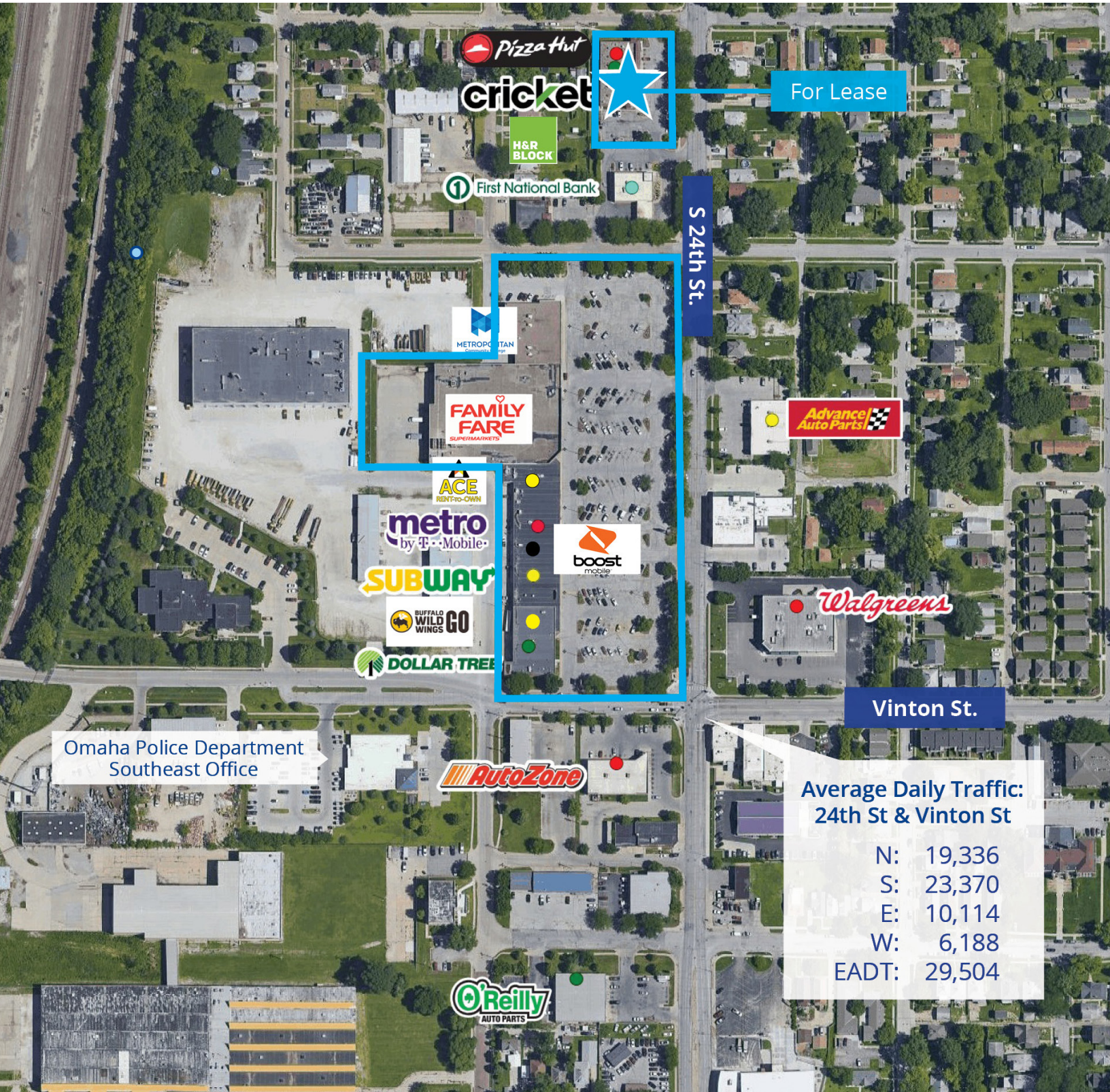
Floor Plan

Vinton Square | 3002-3026 S 24th St & NWC, 24th & Vinton, Omaha, NE
Suite 2914 - 1,360 SF



Aerial

Vinton Square | 3002-3026 S 24th St & NWC, 24th & Vinton, Omaha, NE



Aerial

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Average Daily Traffic:
I-480 & Martha St
EADT: 133,500

Vinton Square

Vinton St.

S 24th St.

Average Daily Traffic:
I-80 & 24th St
EADT: 100,600

Downtown Omaha/
Airport
10 minutes North
of Vinton Square



For Lease

Retail Space

Vinton Square | 3002-3026 S 24th St & NWC, 24th & Vinton, Omaha, NE

Type of Listing:	Retail for Lease	
Price:	\$18.50/PSF	
Operating Type:	NNN	
Estimated Expenses:	\$4.73/PSF (2025)	
Available:	Immediately	
Total SF Available:	1,360 SF	
Total Building SF:	99,753 SF	
Space Available:	Suite 2914	1,360 SF
Year Built:	1983 - 1991 (two buildings)	
Parking:	3:1,000	

Construction

Heat & A/C:	Roof top
Sprinkler:	Yes
Restrooms:	Per code

Lease Specifics

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

Location

Intersection:	24th & Vinton
Submarket:	Southeast

Contact us:

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