

Retail for Lease The Hazelnut - 8001 North 157th St

Bennington, NE 68007

Charles McNeil

SVP, Principal | Nebraska
charles.mcneil@colliers.com
402 763 1743

Tim Kushner

Vice President | Nebraska
tim.kushner@colliers.com
402 763 1717

Located in the center of Omaha's hottest suburb at the northwest corner of 156th & Reynolds Streets. Suites 104 and 105 are 3,066 SF each; Suite 105 is an endcap. Both are ready for build-out. Easy access from Reynolds Street and ample parking.

Aerial

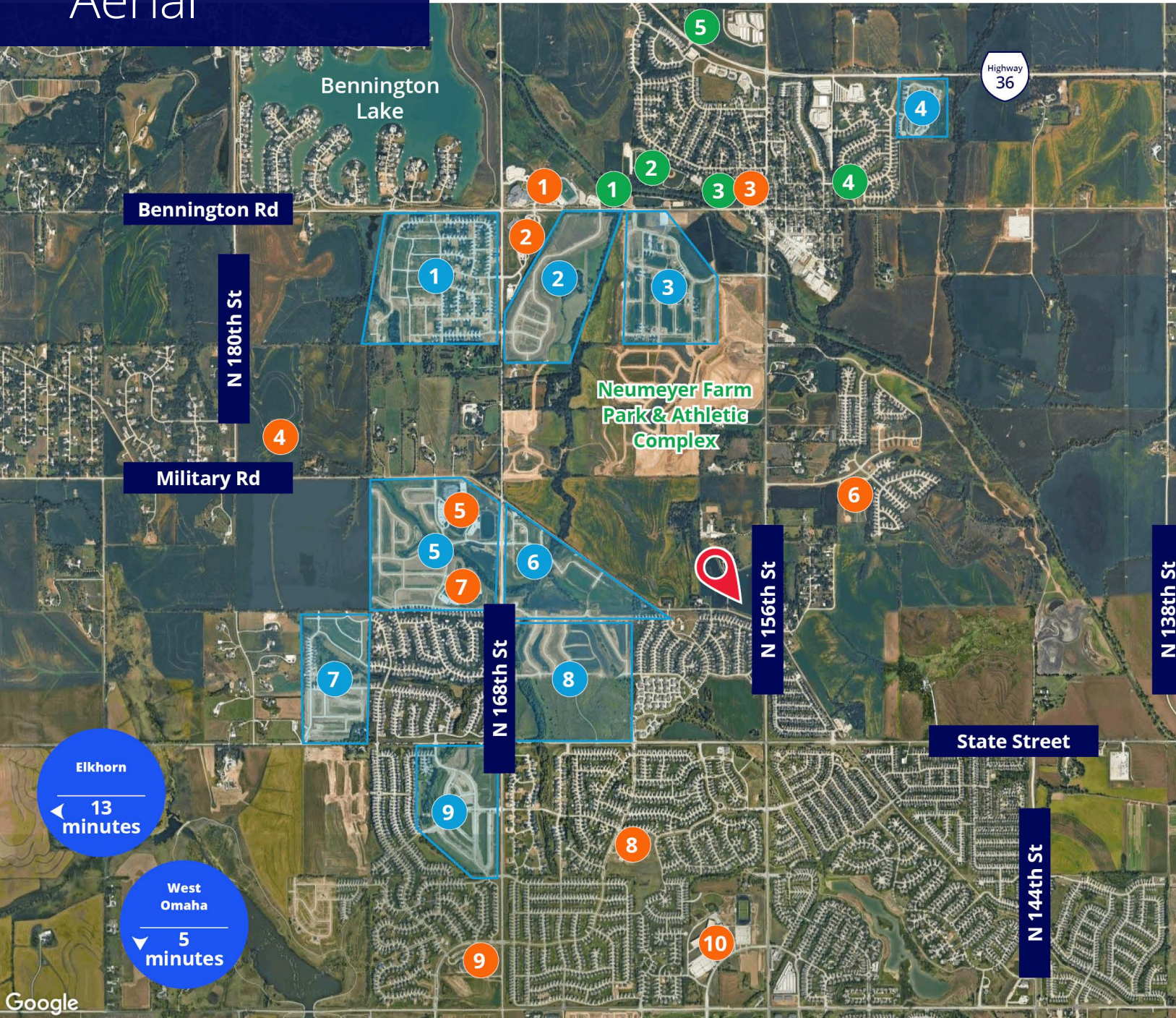


Property Specifics

Great visibility at this retail opportunity at The Hazelnut strip center — a well-positioned property at 8001 North 157th Street in Bennington. Join Hay Jay Cafe, Urgent Care of Omaha and Rock Valley Physical Therapy. Located in the heart of Omaha's fastest-growing suburb in a thriving neighborhood corridor surrounded by a strong residential population (which includes over 3,600 middle school and high school students) and solid household incomes. The property is ready for build-out and well-suited for a variety of retail/service uses.

Colliers

Aerial



LEGEND

Residential Developments

- 1 Newport Vista
- 2 Water's Edge
- 3 Kempton Creek
- 4 Ridgewood
- 5 Stratford West
- 6 Copper Creek
- 7 Majestic 178
- 8 The Hill
- 9 Majestic Pointe

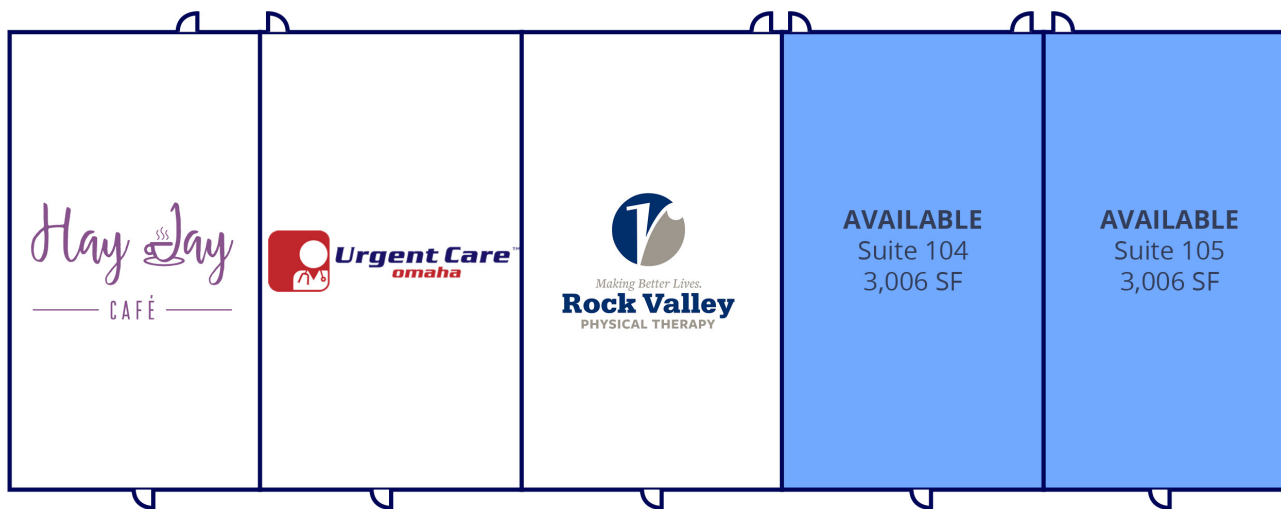
Schools

- 1 Bennington High School (1,068 students)
- 2 Bennington Middle School (431 students)
- 3 Bennington Elementary (368 students)
- 4 New High School Under Construction (Est. 1,500 students)
- 5 Bennington South Middle School (599 students)
- 6 Heritage Elementary (436 students)
- 7 Stratford Elementary (379 students)
- 8 Pine Creek Elementary (556 students)
- 9 Anchor Pointe Elementary (544 students)
- 10 Westview High School - OPS (1,573 students)

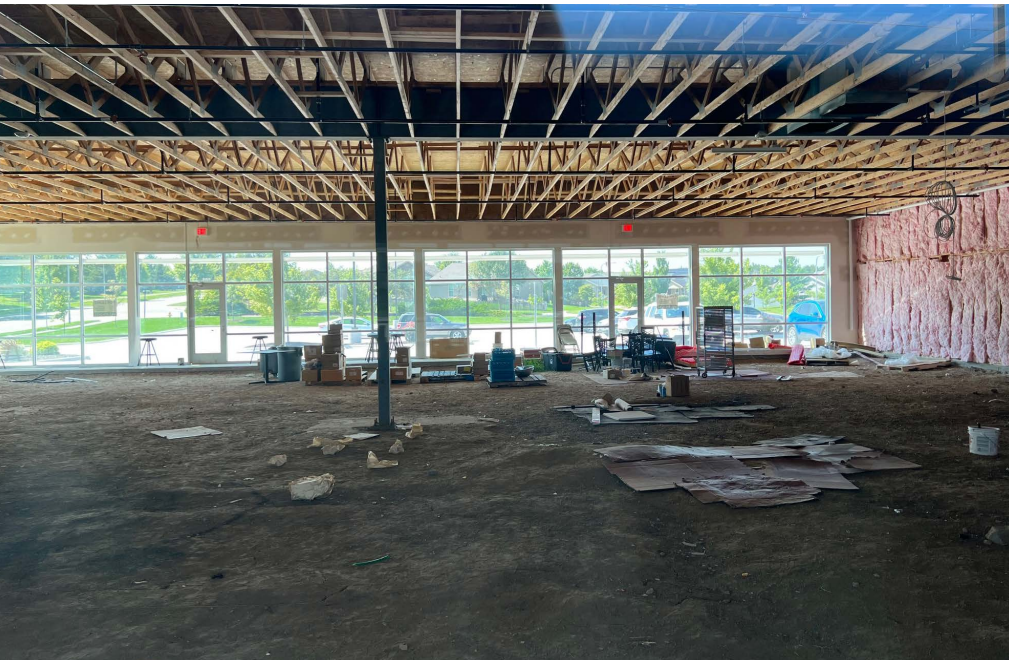
Recreation

- 1 Bennington Soccer Complex
- 2 Lynn R. Pruess Field
- 3 Hickey Field
- 4 Tim Ohrt Park
- 5 No Offseason Baseball

Floor Plan



Images



Retail for Lease

The Hazelnut | 8001 North 157th Street, Bennington, NE 68007

Type of Listing	Retail for Lease	
Lease Price	\$22.00 - \$24.00, PSF	
Operating Type	NNN	
Estimated Expenses	\$4.00, PSF (2026)	
Available	Immediately	
Total SF Available	6,012 SF	
Min - Max	3,006 - 6,012 SF	
Total Building SF	15,030 SF	
Space Available	Suite 104	3,006 SF
	Suite 105	3,006 SF
Year Built	2022	
Parking	4.22:1,000	
Ceiling Height	12'	
HVAC	Yes	
Sprinkler	Yes	
Restrooms	Yes, ADA	
Intersection	156th & Reynolds St	
Submarket	Northwest Omaha	

Contact us:

Charles McNeil

SVP, Principal | Nebraska
+1 402 763 1743
charles.mcneil@colliers.com

Tim Kushner

Vice President | Nebraska
+1 402 763 1717
tim.kushner@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866