

Retail Opportunity

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8005 Blondo Street Omaha, NE 68134

49,500 total square feet available

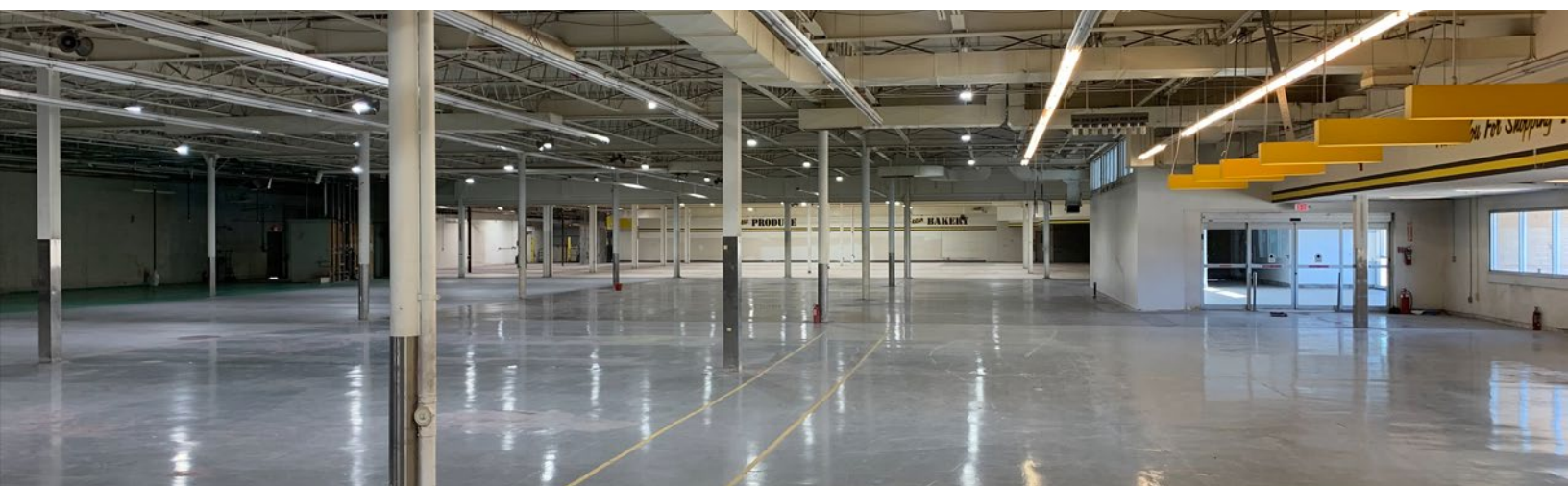
The shopping center is under new ownership. With more than 90,000 SF of space, this shopping center provides great space options for retail and office users serving the neighborhood.

Suite 8005 is a rare, big-box opportunity in Central Omaha. This space has 47,100 contiguous SF and two rear docks, which gives it versatility to fit many different retail concepts. The box has a large front facade which allows for prominent signage and visibility to Blondo Street, which averages around 21,000 VPD. It has a clear height of 14.5' and can be demised into bays down to 6,000 SF for the right user.

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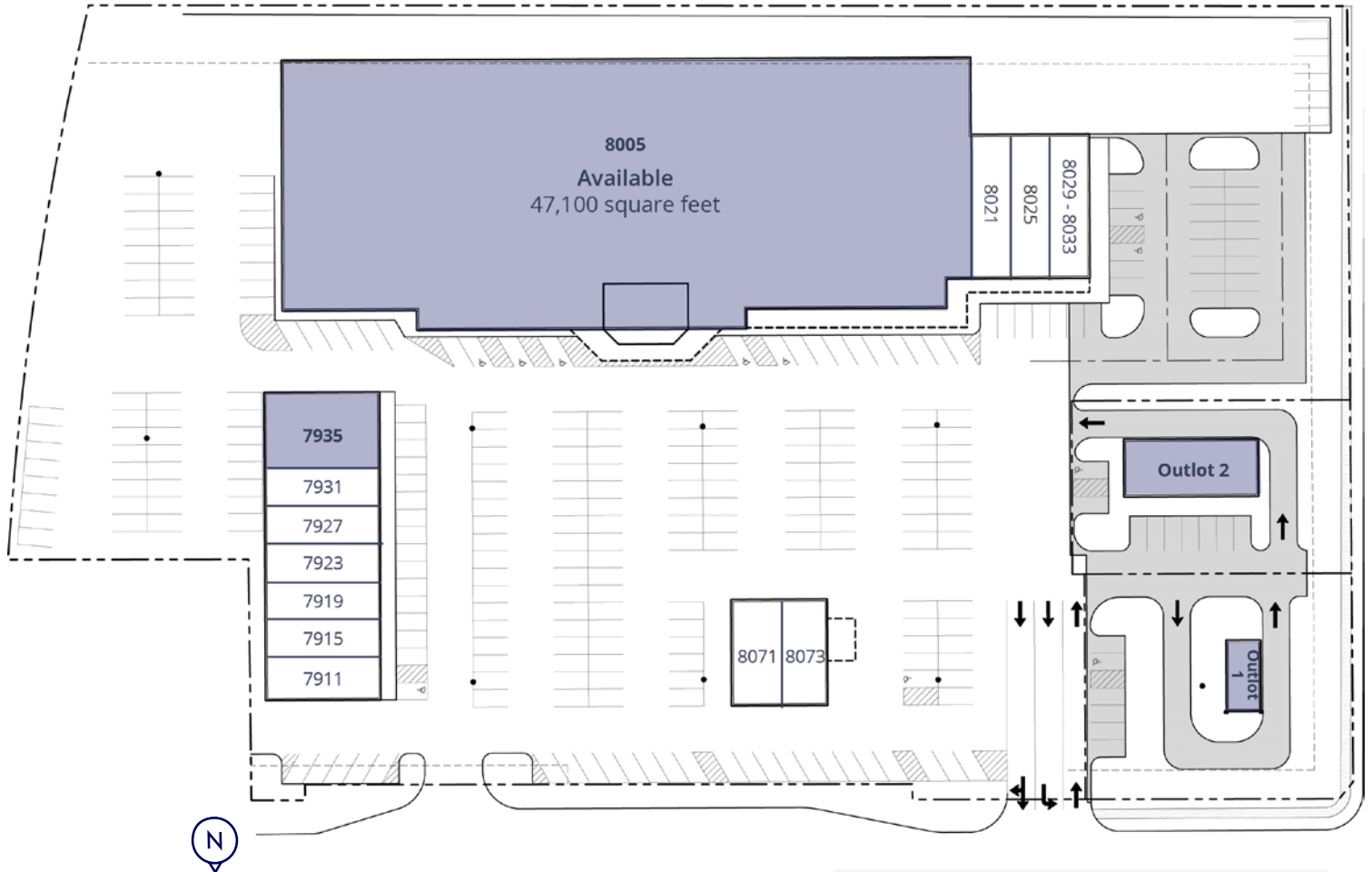
Images

8005 Blondo Street, Omaha, NE 68134



Site Plan

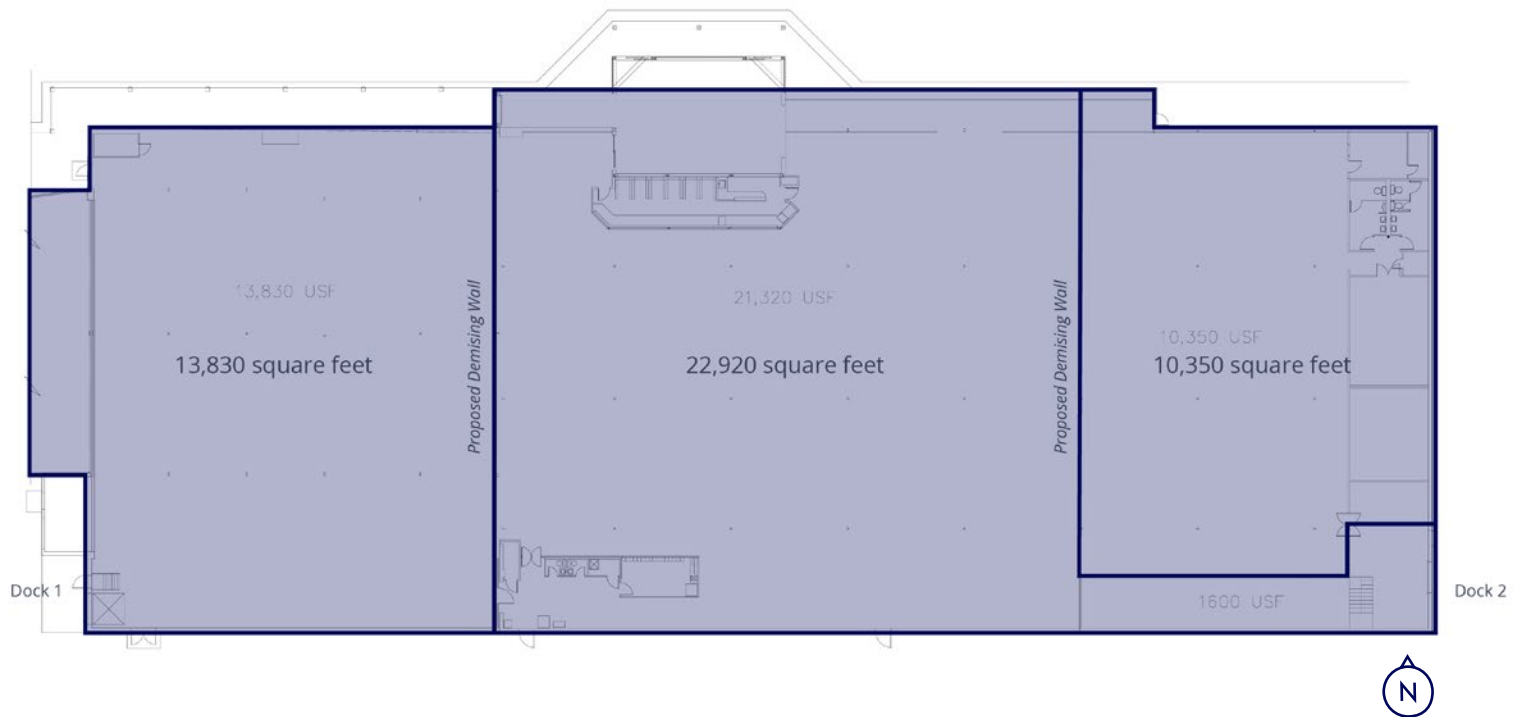
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Suite	Tenant
7911	A & T Nail Salon
7915	Mary Braids
7919-7923	Pho Viet
7927	El Roi House of Design
7931	Blondo Barbers
7935	Available - 2,400 SF
8005	Available - 47,100 SF
8021	House of Refuge
8025	Butterfield M-C Parts
8029 - 8033	Bar 80
8037	Blondo Bingo
8071	402 Smoke Shop
8073	Mutual First FCU
Outlet 1	0.4 Acres
Outlet 2	0.3 Acres

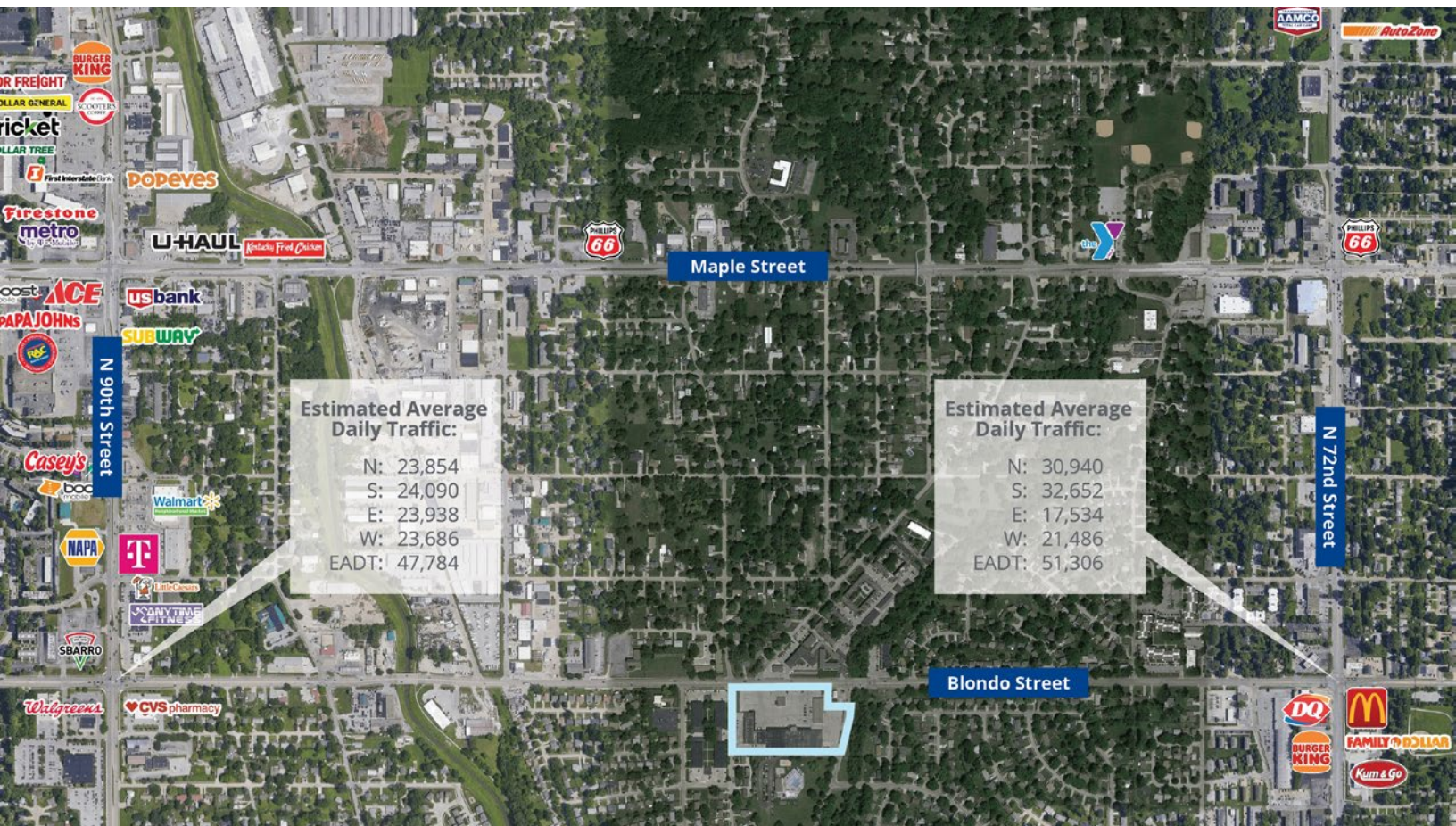
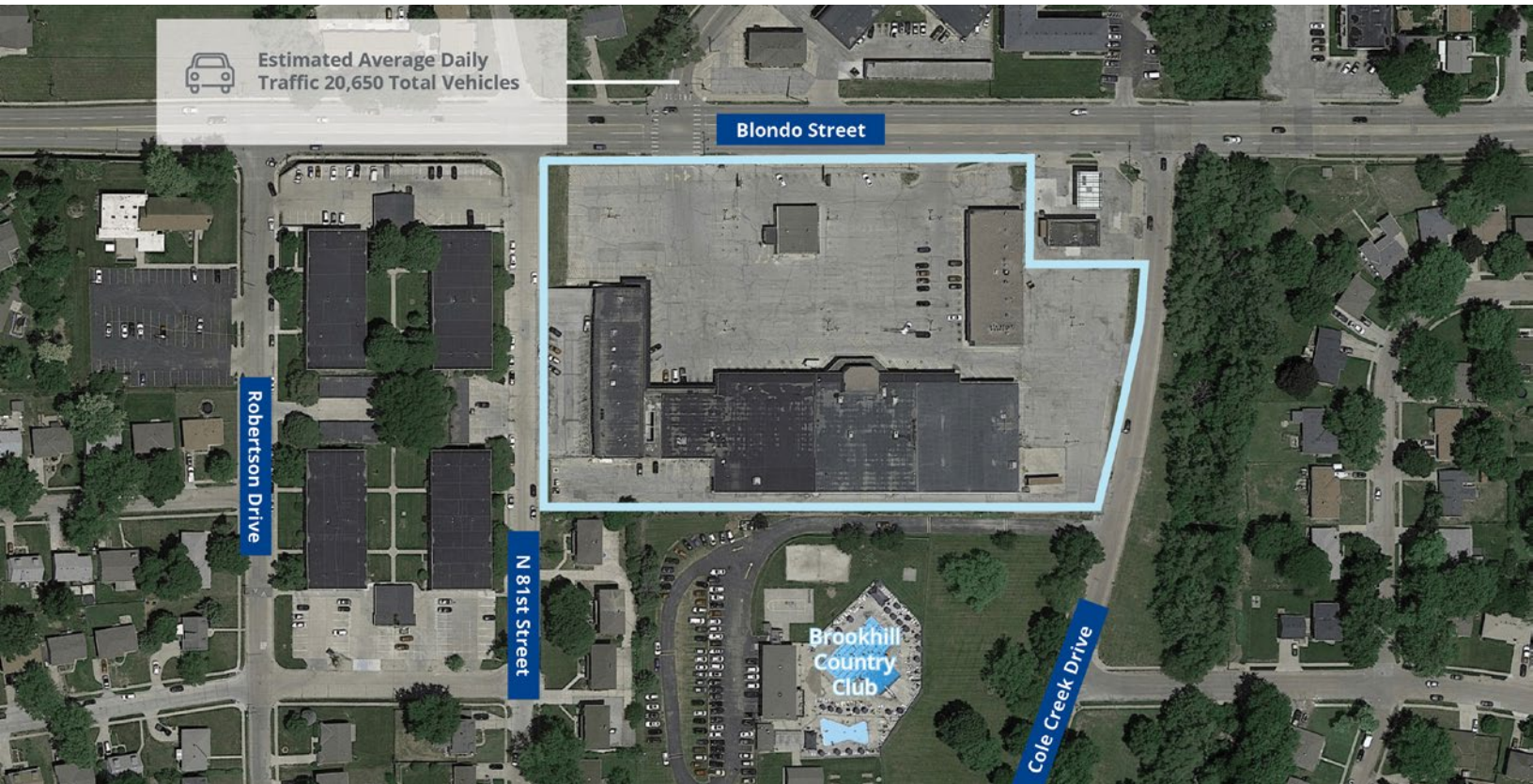
Demising Plan

8005 Blondo Street, Omaha, NE 68134



Aerials

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For Lease

Retail Space

8005 Blondo Street, Omaha, NE 68134

Type of Listing:	Retail for Lease	
Price:	\$ 6.50 - \$11.00, PSF	
Operating Type:	NNN	
Estimated Expenses:	\$ 2.72 (2025)	
Available:	Immediately	
Total SF Available:	49,500 SF	
Total Building SF:	95,557 SF	
Space Available:	Suite 7935	2,400 SF
	Suite 8005	47,100 SF
	Outlot #1	0.4 acres
	Outlot #2	0.3 acres
Year Built/Renovated:	1962 / 1987	
Construction		
Heat & A/C:	Yes	
Sprinkler:	No	
Restrooms:	Yes	
Lease Specifics		
Length of Lease:	Negotiable	
TI Allowance:	Negotiable	
Rent Escalator:	Negotiable	
Lease Form:	Landlord's	
Location		
Intersection:	80th & Blondo	
Submarket:	North Central	

Contact us:

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