Colliers

Retail Opportunity

Jessica Esch
Vice President | Nebraska
+1 402 763 1757
jess.esch@colliers.com

Michael Emodi
Associate | Nebraska
+1 402 763 1729
michael.emodi@colliers.com

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

Hacienda Square
2906-2946 N 108th Street

5,800 total square feet available

Well located small shop retail sitting across the street from Family Fare. Property has plenty of parking.

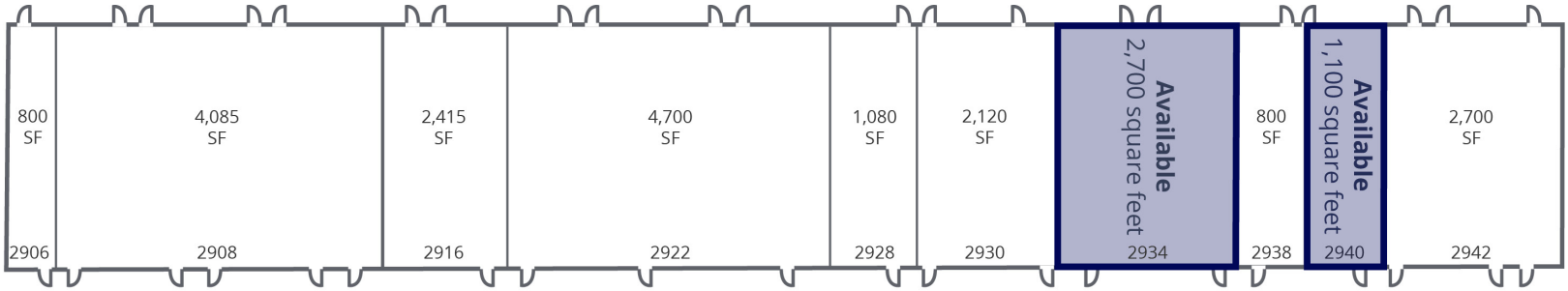
3-mile demographic stats:

- 93,565 Population
- $95,398 HHI
- 40,956 Household

Copyright © 2022 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Site Plan

Hacienda Square | 2906-2946 N 108th Street, Omaha, NE 68164



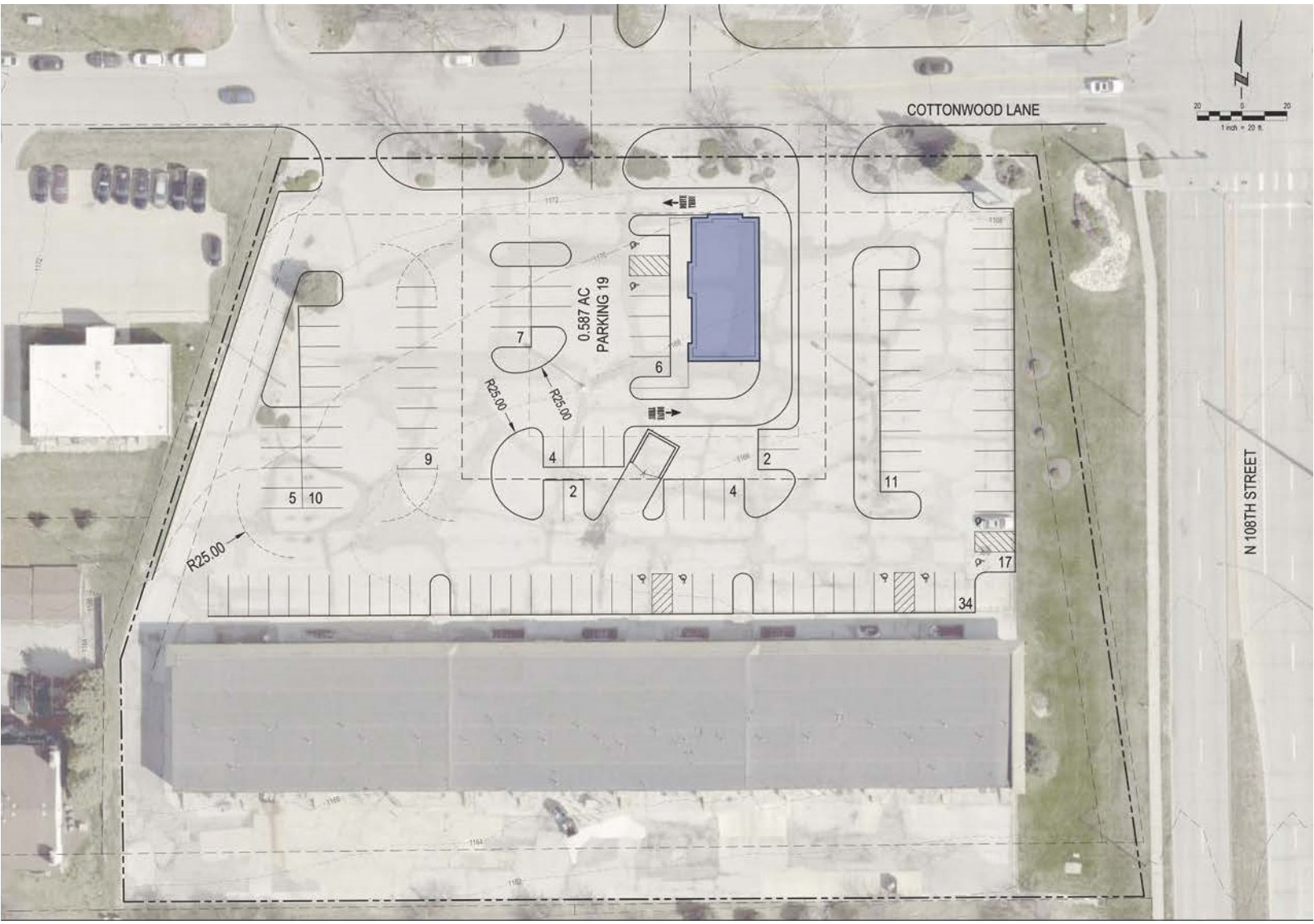
Unit	SF	Tenant
2906		Perry Tax & Accounting
2908		Asian Thyme
2916		Lion's Gate Security
2922		Salon Centric
2928		Wicked Beauty
2930		Elite Disability Services LLC
2934	**2,700**	**Available**
2938		Diamond Hair Braiding
2940	**1,100**	**Available**
2942		Moe & Carly's Pub

Unit	SF	Tenant
Outlot	**2,000**	**Available**

Outlot / Drive-Thru Opportunity

Hacienda Square | 2906-2946 N 108th Street, Omaha, NE 68164

Ground Lease or Build-to-Suit | 2,000-Square-Foot Outlot



Aerial

Hacienda Square | 2906-2946 N 108th Street, Omaha, NE 68164

For Lease

Retail Space

Hacienda Square | 2906-2946 N 108th Street, Omaha, NE 68164

Type of Listing:	Retail for Lease	
Price:	$12.00/PSF Call Agents for Outlot Pricing	
Operating Type:	NNN	
Estimated Expenses:	$3.86/SF (2024)	
Available:	Immediately	
Total SF Available:	5,800 SF	
Total Building SF:	22,500 SF	
Space Available:	Suite 2934	2,700 SF
	Suite 2940	1,100 SF
	Outlot	2,000 SF
Year Built:	1982	

Construction

Heat & A/C:	Yes
Sprinkler:	No
Restrooms:	Yes
Parking:	8.1:1,000

Lease Specifics

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

Location

Intersection:	North 108th Street & West Maple Road
Submarket:	Northwest

Contact us:

Jessica Esch
Vice President | Nebraska
+1 402 763 1757
jess.esch@colliers.com

Michael Emodi
Associate | Nebraska
+1 402 763 1729
michael.emodi@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