

Your Name Here

Retail Opportunity

Justin Spooner

Vice President | Nebraska
+1 402 763 1746
justin.spooner@colliers.com

Dave Ulferts

Vice President | Nebraska
+1 402 763 1753
dave.ulferts@colliers.com

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

2324 & 2410 Dahlke Ave
Auburn, NE 68305

34,000 total square feet available

Two bays available, including an endcap, at the Family Fare anchored Shopping Center in Auburn, NE.

Join tenants such as Pizza Hut, and Subway with great visibility from Hwy 75.

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.

Images

2324 - 2410 Dahlke Ave, Auburn, NE 68305



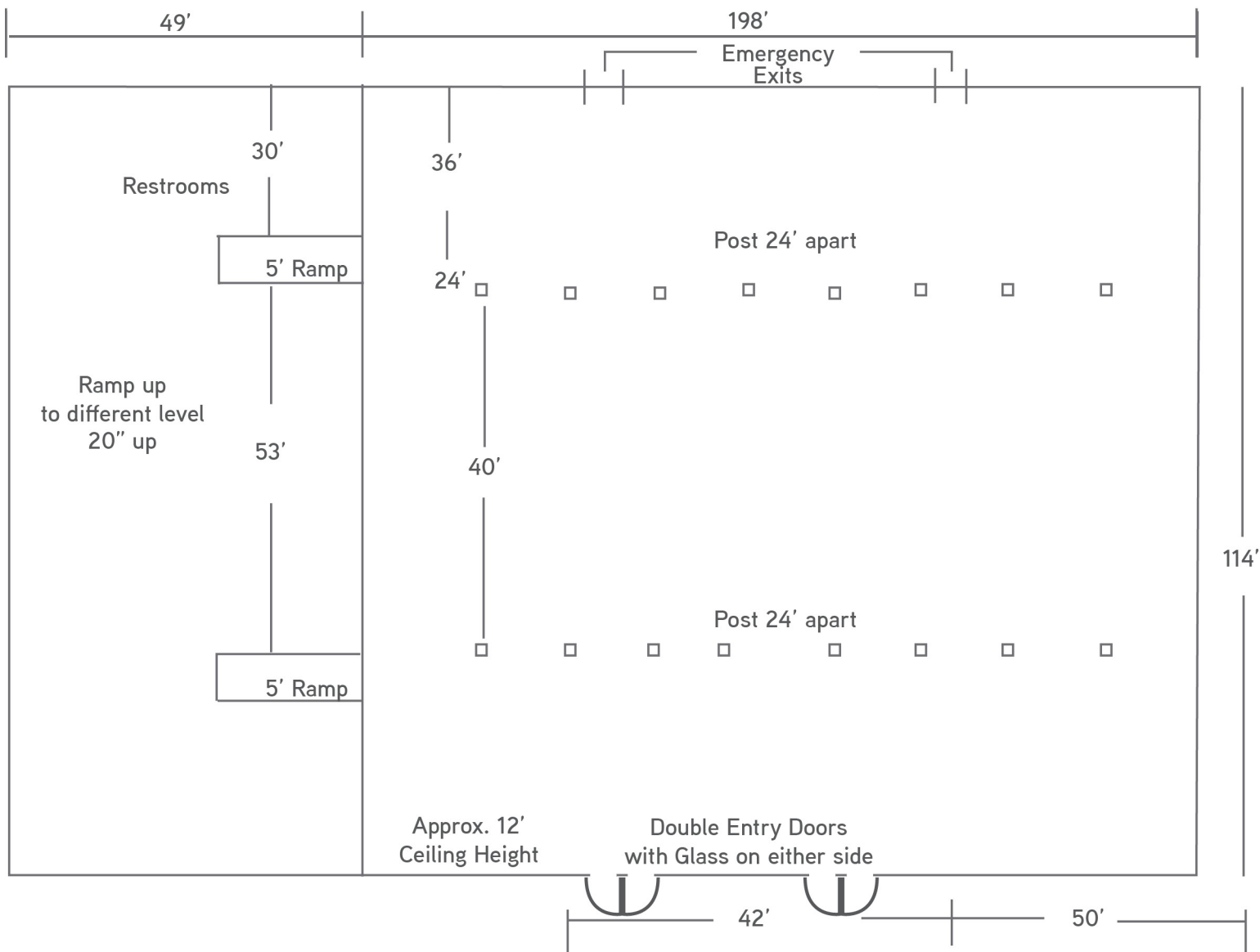
Aerial

2324 - 2410 Dahlke Ave, Auburn, NE 68305



Floor Plan

905 Alden Dr & 2324 Dahlke Ave, Auburn, NE 68305
2410 Dahlke Ave - 30,000 SF



For Lease

Retail Space

2324 - 2410 Dahlke Ave, Auburn, NE 68305

Type of Listing:	Retail for Lease		
Price:	\$3.00-\$7.00, PSF		
Operating Type:	NNN		
Estimated Expenses:	\$0.74/PSF (2025)		
Available:	Immediately		
Total SF Available:	34,000 SF		
Total Building SF:	37,607 SF		
Available:	2324 Dahlke Ave	4,000 SF	\$7.00, NNN
	2410 Dahlke Ave	30,000 SF	\$3.00, NNN
Year Built/Renovated:	1974		

Construction

Heat & A/C:	Rooftop		
Ceiling Height:	10' - 15'		
Sprinkler:	No		
Restrooms:	Yes, per code		

Lease Specifics

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

Location

Intersection:	23rd & Alden Drive		
Submarket:	Auburn, NE		

Contact us:

Justin Spooner

Vice President | Nebraska
+1 402 763 1746
justin.spooner@colliers.com

Dave Ulferts

Vice President | Nebraska
+1 402 763 1753
dave.ulferts@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