

# EASTGATE PLAZA

2714 E. 23RD AVE. N FREMONT, NE 68025



## OFFERING SUMMARY

AVAILABLE SF:	1,600 - 1,760 SF
PROPERTY SIZE:	133,631 SF
PARKING RATIO:	5.4 / 1000

## PROPERTY OVERVIEW

Eastgate Plaza is a 133,000 square foot community center located at 2700 E. 23rd Ave., North, in Fremont, NE. Several national name retailers call Eastgate Plaza home, which include: Hobby Lobby, Harbor Freight Tools, Tractor Supply Co. and Dollar Tree. Eastgate Plaza is located along Nebraska Highway 30, a major east-west traffic corridor 20 minutes from the Omaha MSA. The property is adjacent to Walmart Supercenter and Menard's. This trade corridor has experienced significant growth. There is an ongoing demand for retail, full service restaurants, fast casual dining, and gift stores.



WENDY CHAPMAN

Director of Leasing

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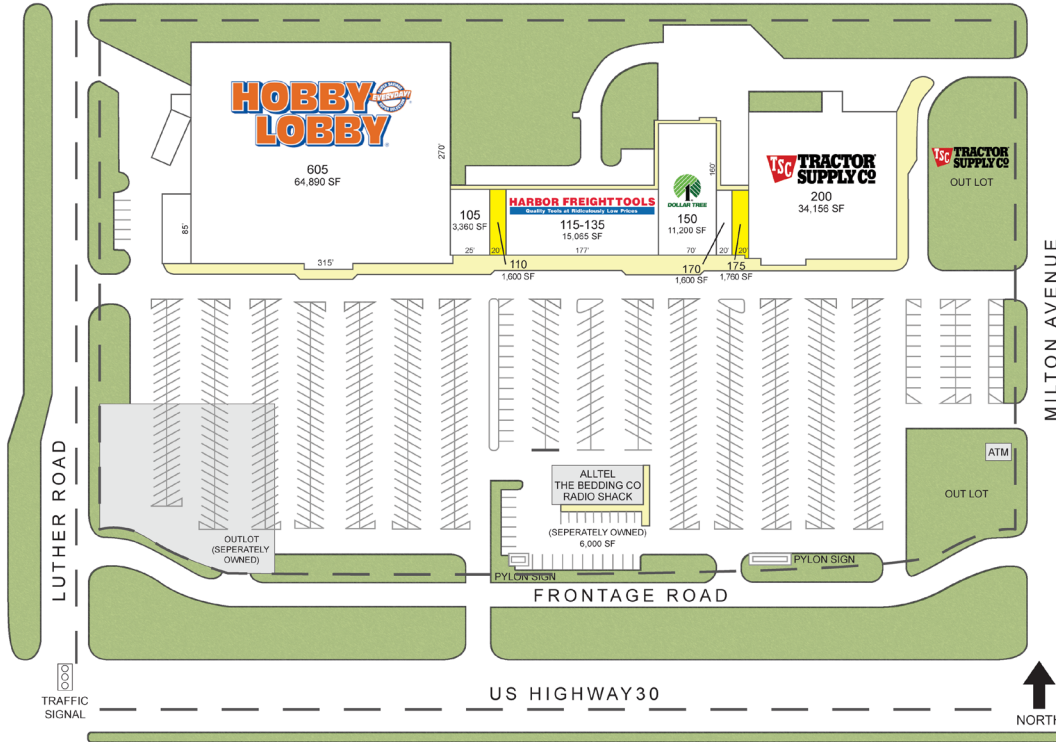


PERKINS PROPERTIES

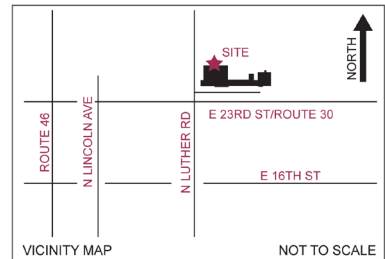
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TENANT INFORMATION		
NO.	TENANT	SQ. FT.
105	AMERICAN NAILS	3,360
110	AVAILABLE	1,600
115-135	HARBOR FREIGHT TOOLS	15,065
150	DOLLAR TREE	11,200
170	SALLY BEAUTY	1,600
175	AVAILABLE	1,760
200	TRACTOR SUPPLY	34,156
605	HOBBY LOBBY	64,890
<b>TOTAL (SQUARE FEET)</b>		<b>133,631</b>
300	ALLTEL, THE BEDDING CO., RADIO SHACK	6,000



## TRAFFIC

Traffic Count

## COUNT

20,600

Traffic Count Street

US Hwy. 30 & Luther Road

## DEMOGRAPHICS

Total Population

1 MILE

3,532

5 MILES

28,744

25 MILES

374,592

50 MILES

1,279,487

Average Household Income

\$72,884

\$62,168

\$88,601

\$72,440

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