

**Fremont, NE: 1,600 SF - 2712 E 23rd Ave N**  
2712 E 23rd Ave N | Fremont, NE | US | Dodge County  
Available SF: 1,600 | Lease Rate: \$12 | Lease Terms: Triple Net



Building Type:	Commercial, Retail
Available SF:	1,600
Total SF:	133,631
Number of Stories:	1
Expandable:	No
Zoning:	Commercial
Year Built:	1985
Former Use:	General
Can Subdivide:	No
Within City Limits:	Yes
Lease Rate:	\$12
Lease Terms:	Triple Net
Lease Rate Note:	\$12.00 PSF
Last Updated:	Mar 7, 2022

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

East Gate Plaza is a 140,000 sf community center located at 2700 E 23rd Avenue North, in Fremont, NE. Some of the national and regional credit tenants are: Tractor Supply Co., Hobby Lobby, Dollar Tree, Harbor Freight, Sally Beauty Supply, and American Nails. This trade corridor adds a significant demand for retail, full service restaurants, fast casual eating places, and gift stores. East Gate Plaza is located along Nebraska Highway 30, a major east-west traffic corridor that is 20 minutes from the Omaha MSA; and adjacent to the Walmart Supercenter, Menard's, and the Sid Dillon's regional auto dealership. Tenant improvement allowance available! Agent has equity.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

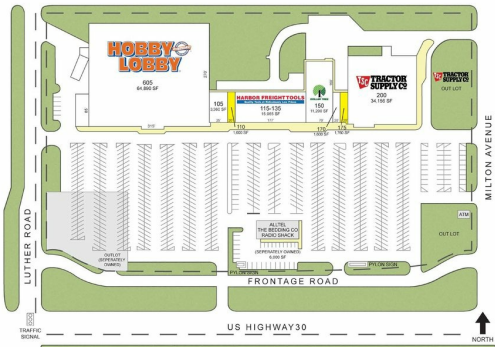
Property Images



Property Address:  
2712 E 23rd St  
Fremont, NE 68025



Total interior square footage: 1,600 SF



EASTGATE PLAZA  
FREMONT, NEBRASKA

TENANT INFORMATION		
NO.	TENANT	SQ. FT.
105	AMERICAN NAILS	3,360
110	AVAILABLE	1,600
115-119	HARBOR FREIGHT TOOLS	15,065
150	DOLLAR TREE	11,200
170	SALLY BEAUTY	1,600
175	AVAILABLE	1,760
200	TRACTOR SUPPLY	34,156
405	HOBBY LOBBY	64,890
TOTAL (SQUARE FEET)		133,631
300	ALTEL, THE BEDDING CO., RADIO SHACK	6,000

ROUTE 68  
N. LINCOLN AVE  
N. LINCOLN RD  
E 23RD ST/ROUTE 30  
E 16TH ST

VICINITY MAP

NOT TO SCALE

