

WESTSIDE PLAZA

16304 Westside Drive / Plattsmouth, NE

3,000 SF Retail Space / For Lease

Drive Thru
Opportunity!



Wite PHYSICAL THERAPY

16304

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WE ARE
THE CENTER
OF RETAIL

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PROPERTY OVERVIEW

Brand new retail strip available in Plattsmouth, Nebraska! An end cap allows for a potential drive thru and outdoor patio space. Strip center anchored by Hy-Vee and Hy-Vee Gas Station. Located off of the highly trafficked Highway 75 on Westside Drive.

PROPERTY HIGHLIGHTS

Lease Rate	\$16.00 PSF NNN
Total Available	3,000 SF
Minimum Divisible	1,500 SF
Max Contiguous	3,000 SF
Building Size	9,000 SF
Total Site Area	1.45 AC
Zoning	Commercial
Parking Ratio	6.3:1000 SF
Traffic Counts	12,210 EADT (Hwy 34 & Oak Hill)

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
5	1,500 - 3,000	\$16.00	Immediately
*6	1,500 - 3,000	\$16.00	Immediately

*Drive Thru Opportunity



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS

1 Mile	2,641	\$56,645	1,026
3 Miles	7,889	\$57,961	3,089
5 Miles	10,983	\$63,912	4,313

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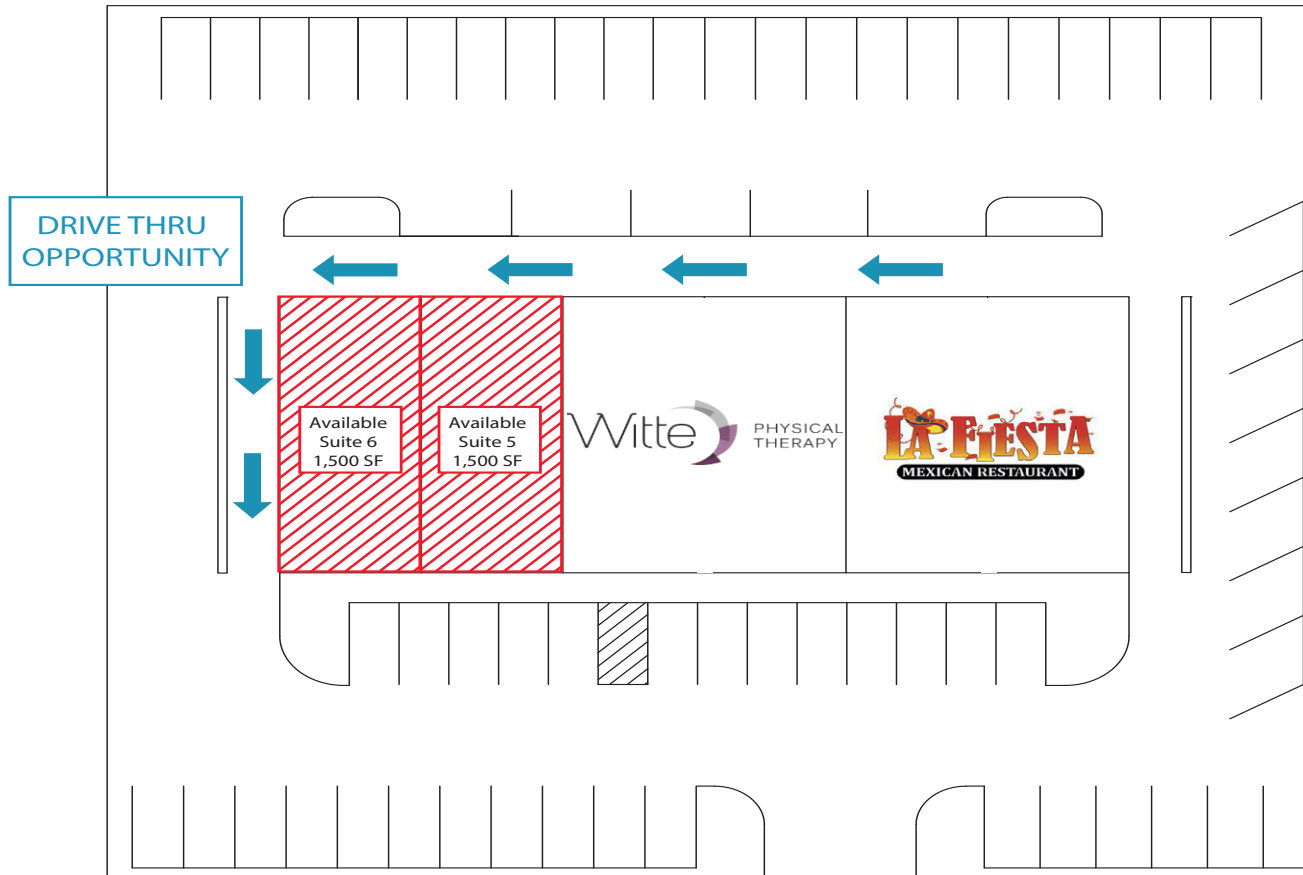


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SITE PLAN



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