

FORMER GROCERY STORE

5710 S. 144th Street / Omaha, NE 68137

85,106 SF Retail Space / For Sale or Lease



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**WE ARE
THE CENTER
OF RETAIL**

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PROPERTY OVERVIEW




Great opportunity for anchor space in Millard. Former grocery store that neighbors U-Haul Storage and Hy-Vee. This center is located within dense single family residences and neighborhoods close to Millard South High School. Outparcel businesses include Millard Family Hospital, Department of Motor Vehicles (DMV), First National Bank, Lina's Mexican Restaurant and Reliable Auto Care.

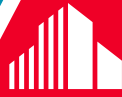
PROPERTY HIGHLIGHTS

Sale Price	\$5,990,000 (\$70.38 PSF)
Lease Rate	TBD
Total Available	85,106 SF
Building Size	85,106 SF
Year Built	2000
Ceiling Height	26'
Total Site Area	8.58 AC (373,711 SF)
Zoning	CC
Parking	398 Total Stalls (4.7:1000) Additional stalls may be added
Traffic Counts	41,672 EADT (144 th & Millard Avenue)



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	14,925	\$71,389	5,823
3 Miles	90,797	\$82,034	34,041
5 Miles	195,741	\$85,213	74,718



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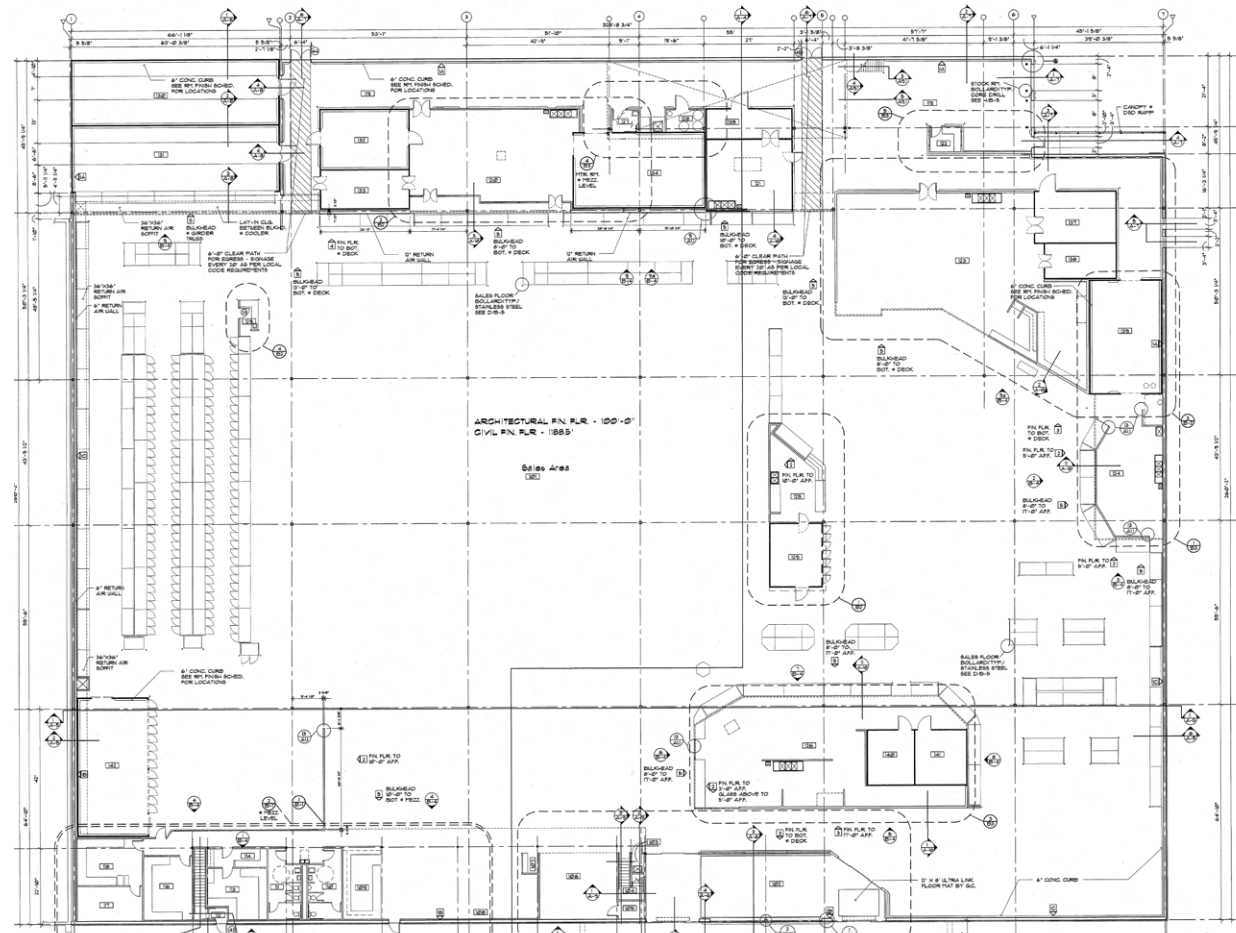
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FLOOR PLAN



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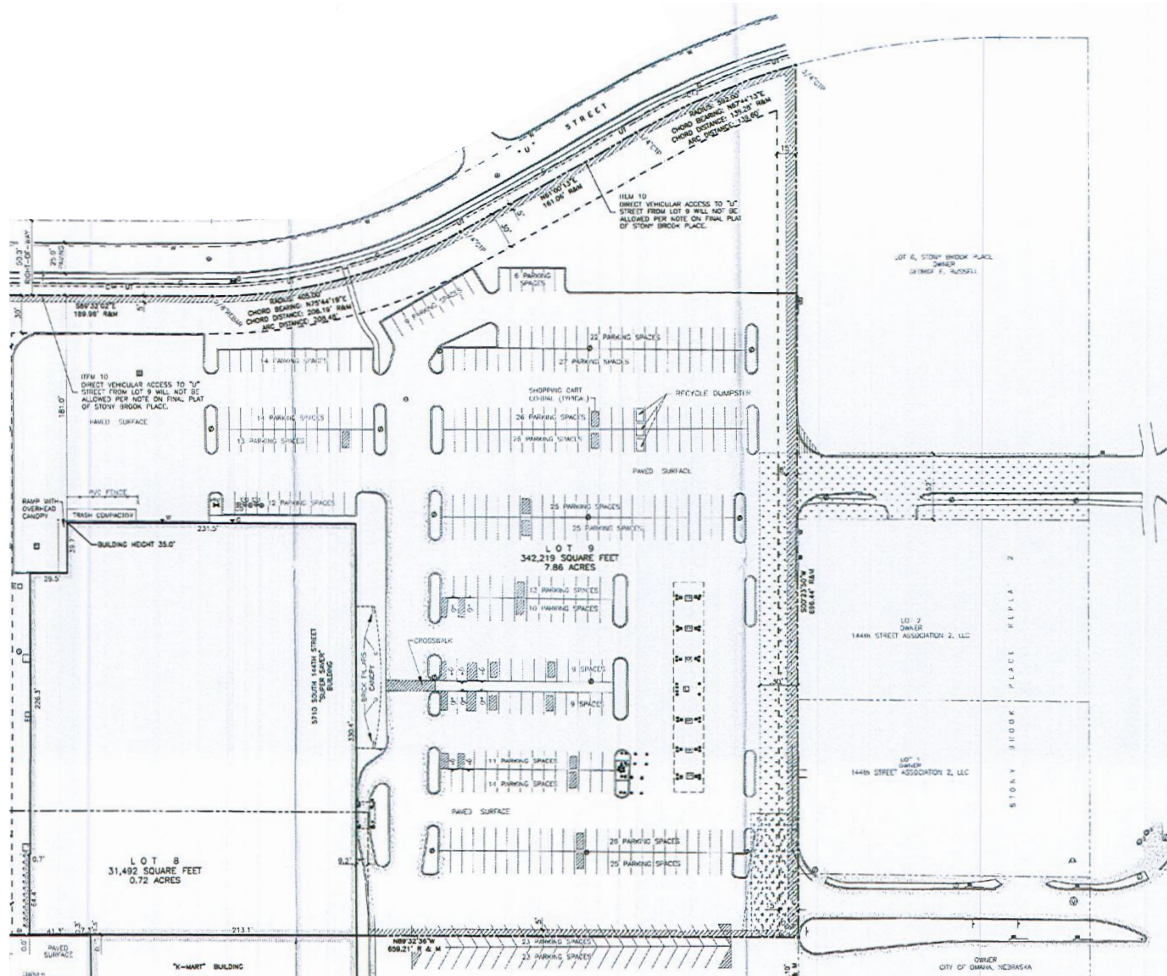
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SITE PLAN



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