

WEST CENTER OAKS

2721 - 2759 S. 140th Street / Omaha, NE

3,000 - 8,412 SF for Lease / Excellent Tenant Mix



Richard Secor, Jr., CCIM / Partner / richard.secor@lundco.com / +1 402 548 4010

**WE ARE
THE CENTER
OF RETAIL**

LUNDCO.COM

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



LUND
COMPANY



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

WEST CENTER OAKS

2721 - 2759 S. 140th Street / Omaha, NE

3,000 - 8,412 SF for Lease / Excellent Tenant Mix




Property Overview

Excellent tenant mix: Red Lobster, Bridal Traditions, Sherwin Williams, Prairie in Bloom, Leslie's Pool Supplies, All Nails, Sport Clips and Rudolph's Run/Walk Shoes.

Property Highlights

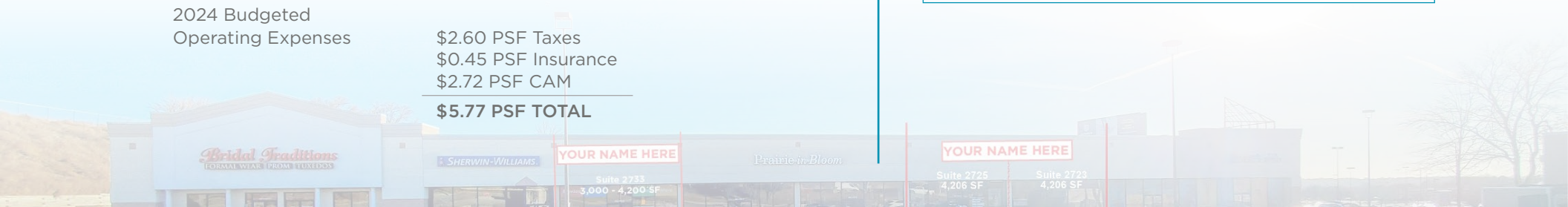
Lease Rate	\$14.50 - \$15.50 PSF NNN
Total Available	12,612 SF
Total Contiguous	8,412 SF
Building Size	44,746 SF
Year Built/Renovated	1985/1999 & 2000
Total Site Area	5.44 AC
Zoning	I-1
Clearance Height	13.25' - 15'
Traffic Counts	42,992 EADT (140 th & W. Center Road)
2024 Budgeted Operating Expenses	\$2.60 PSF Taxes \$0.45 PSF Insurance \$2.72 PSF CAM \$5.77 PSF TOTAL

Neighborhood Demographics

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	9,022	\$72,850	3,937
3 Miles	87,668	\$80,935	35,502
5 Miles	252,546	\$91,390	98,822

Availability

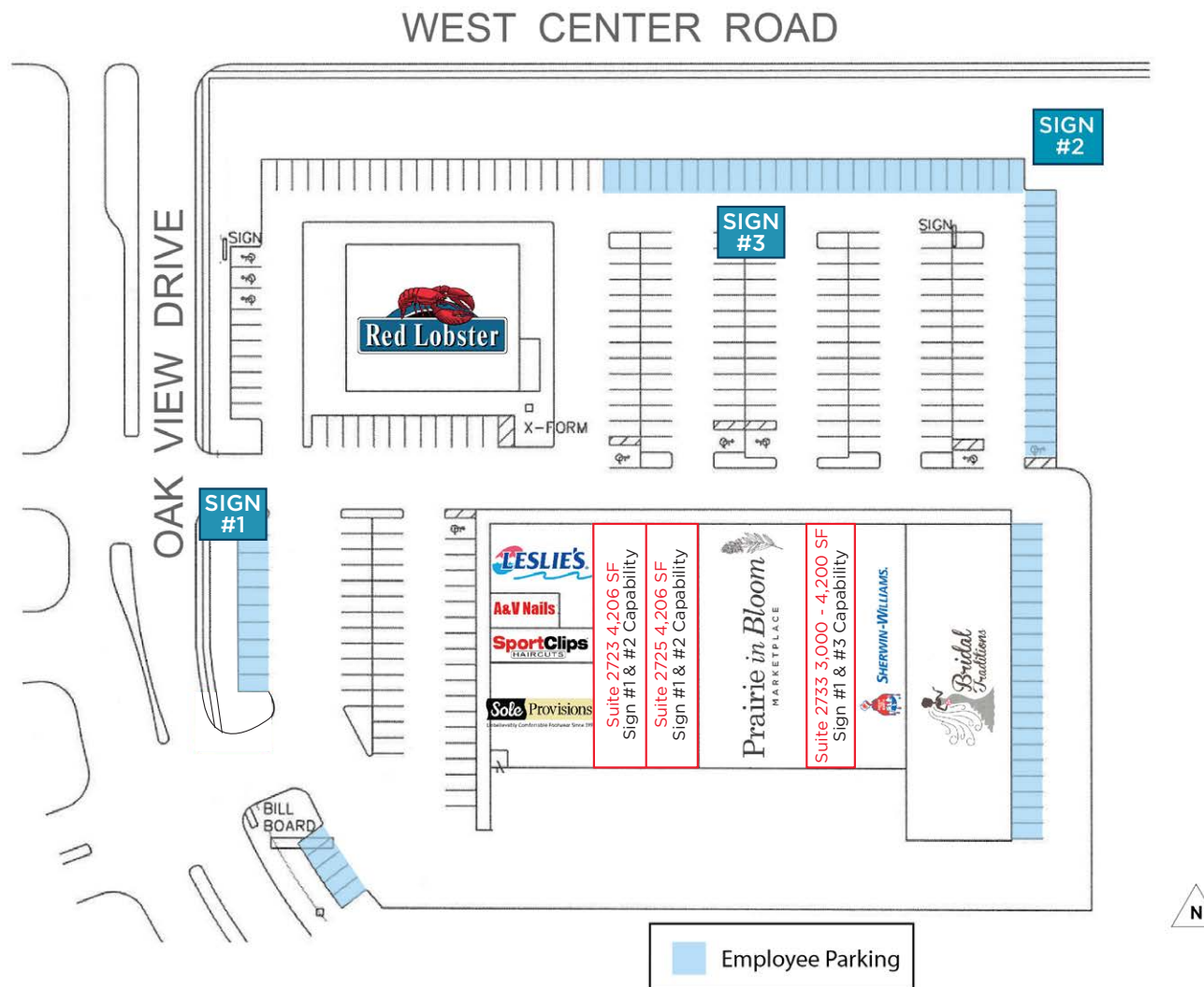
Suite	Square Feet (min - max)	Price/SF NNN	Date Available
2723	4,206 - 8,412	\$14.50	Immediately
2725	4,206 - 8,412	\$14.50	Immediately
2733	3,000 - 4,200	\$15.50	Immediately



Richard Secor, Jr., CCIM / Partner / richard.secor@lundco.com / +1 402 548 4010

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

3,000 - 8,412 SF for Lease / Excellent Tenant Mix



3,000 - 8,412 SF for Lease / Excellent Tenant Mix

Available Signage Capability

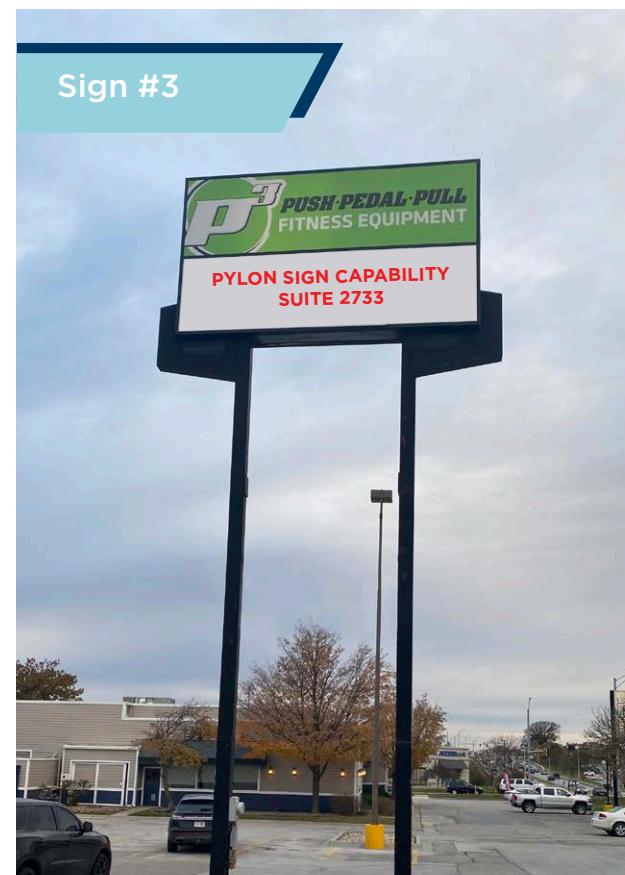
Sign #1



Sign #2



Sign #3



3,000 - 8,412 SF for Lease / Excellent Tenant Mix

