GALLERIA COLLECTION 14451-14543 W. Center Road / Omaha, NE

8,739 SF Retail Space / For Lease



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WE ARE THE CENTER OF RETAIL

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PROPERTY OVERVIEW

This center has excellent visibility from the corner of 144th & W. Center Road and has over 64,000 cars pass by per day. Current tenants include House of Genji, State Farm Insurance, Panda House, The Observatory Bar and Grill, Vitality Health Center and Charter West Bank. New exterior building renovations and parking lot.

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PROPERTY HIGHLIGHTS

Lease Rate	\$12.00 - \$16.00 SF NNN	
Total Available	8,739 SF	
Maximum Contiguous	4,507 S	
Building Size	53,194 SF	
Year Built	1986	
Total Site Area	5.8 AC	
Zoning	CC	
Clearance Height	9'	
Traffic Counts	64,648 EADT	
Operating Expenses	\$2.65 CAM	
	\$0.25 Insurance	
	\$1.50 Taxes	
	\$4.40 TOTAL	



	Square Feet	Price/SF	Date
Suite	(min - max)	NNN	Available
14517 (21)	4,507 - 4,507	\$12.00 - \$14.00	Immediately
14529 (24)	2,471 - 2,471	\$12.00 - \$14.00	Immediately
14539 (27-29)	1,761 - 1,761	\$12.00 - \$14.00	January 2021

450 Regency Parkway, Suite 200 Omaha, NE 68114 +1 402 393 8811 Iundco.com

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5 2 3 6 7 8 9-10 11 4 LT 12-17 18 Suite SF Tenant 1 1,356 Cookies by Design 19 2 1,600 Yoo's Tailor & Dry Cleaning 3-4 3,973 Panda House 20 1.906 5 Eye Candy Tattoo 6 2,380 No Name Nutrition 7 1.910 Vitality Health Center 8 1,406 Hearing Today Lab 9-10 4,135 Charter West Bank 22-23 Pink Shoe Cleaning Crew 11 1,435 12-17 6.042 Dogtopia 18-19 6,687 House of Genji 20 4.342 Panache 21 4,507 Available **Observatory Bar & Grill** 22-23 5,493 24 2,471 **Available** 25 **Kitchens Redefined** 1.149 25 26 Riva Brow Bar 26 598 27-29 1.761 **Available**

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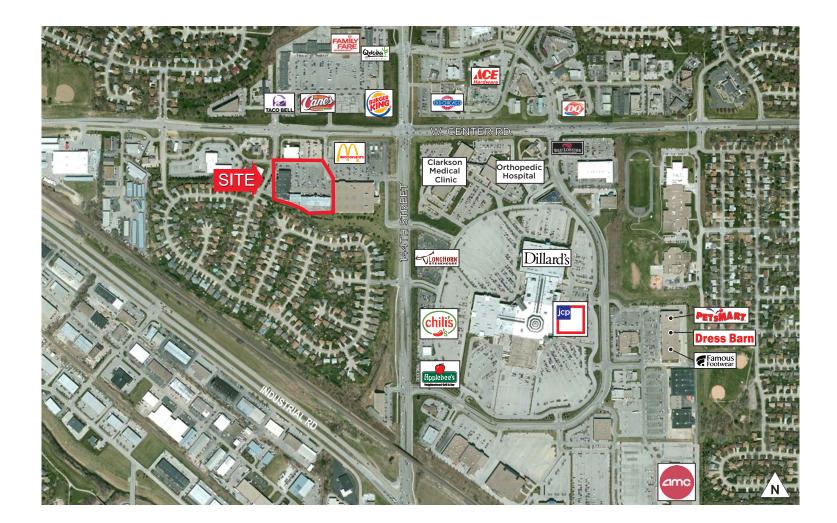
SITE PLAN

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