



1,584 SF Retail Space
Lease Rate: \$20.00 PSF NNN

Exciting opportunity offering tremendous visibility off busy 144th Street! Suitable for many uses including dining, drycleaning, floral, insurance, medical, optical and more.

Spencer Secor
Associate
(402) 548 4069
ssecor@lundco.com

Richard Secor, Jr., CCIM*
Partner
(402) 548 4010
rsecor@lundco.com
*Agent has equity

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2018. 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.



Availability

Lease Rate	\$20.00 SF NNN
Date Available	April 1, 2019
Total Available	1,584 SF
Building Size	13,022 SF
Year Built/Renovated	2002/2011
Total Site Area	1.26 AC
Zoning	MU
Traffic Counts	36,694 EADT
Est. Operating Expenses	\$4.00 Taxes \$0.25 Insurance \$4.25 CAM <hr/> \$8.50 TOTAL

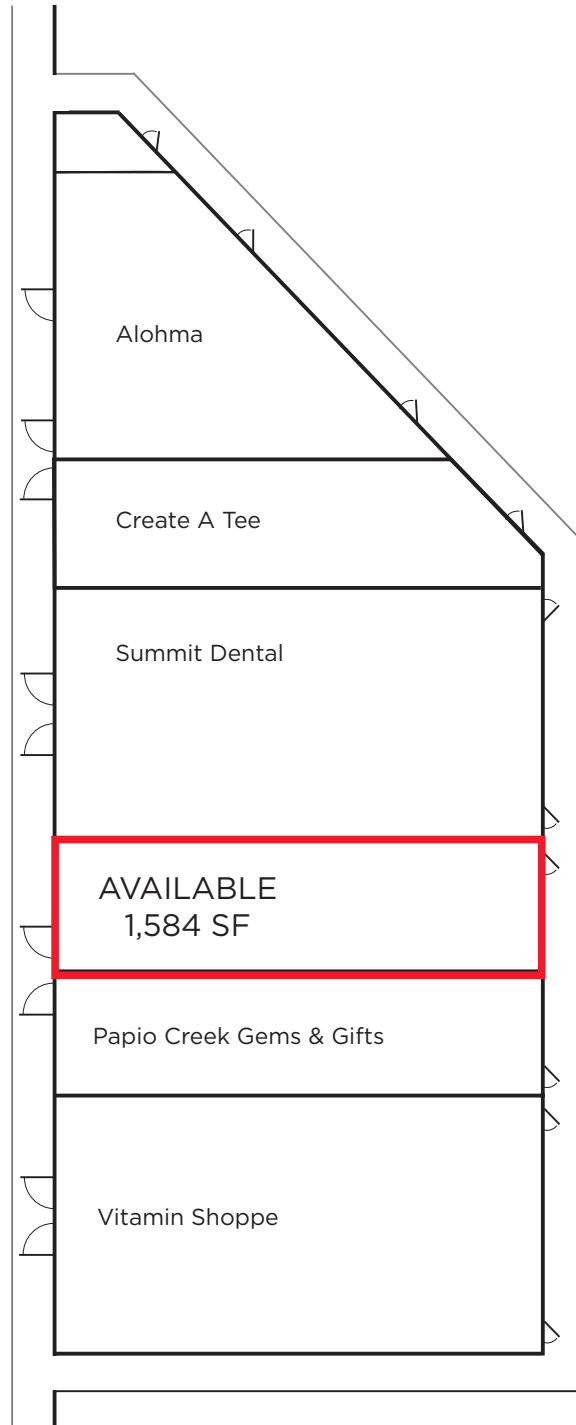
Demographics

	Population	Median HH Income	No. of Households
1-mile	8,741	\$73,297	3,624
3-mile	94,608	\$82,293	36,075
5-mile	234,422	\$83,194	91,018

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2018. 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.

Site Plan



Oak View Hollow

3404-34 S. 144th Street / Omaha, NE

