



## 12,000 SF Retail Bay Lease Rate: Contact Listing Agent

12,000 SF bay adjacent to an existing successful CVS Pharmacy in the heart of Millard for lease. Space is in shell condition and would be perfect for a large retail user or for storage/warehouse space. Located just minutes away from Hy-Vee, The Amazing Pizza Machine, the Millard Airport, and many other retailers!

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**Availability**

Lease Rate	Contact Listing Agent
Total Available	12,000 SF

**Property Highlights**

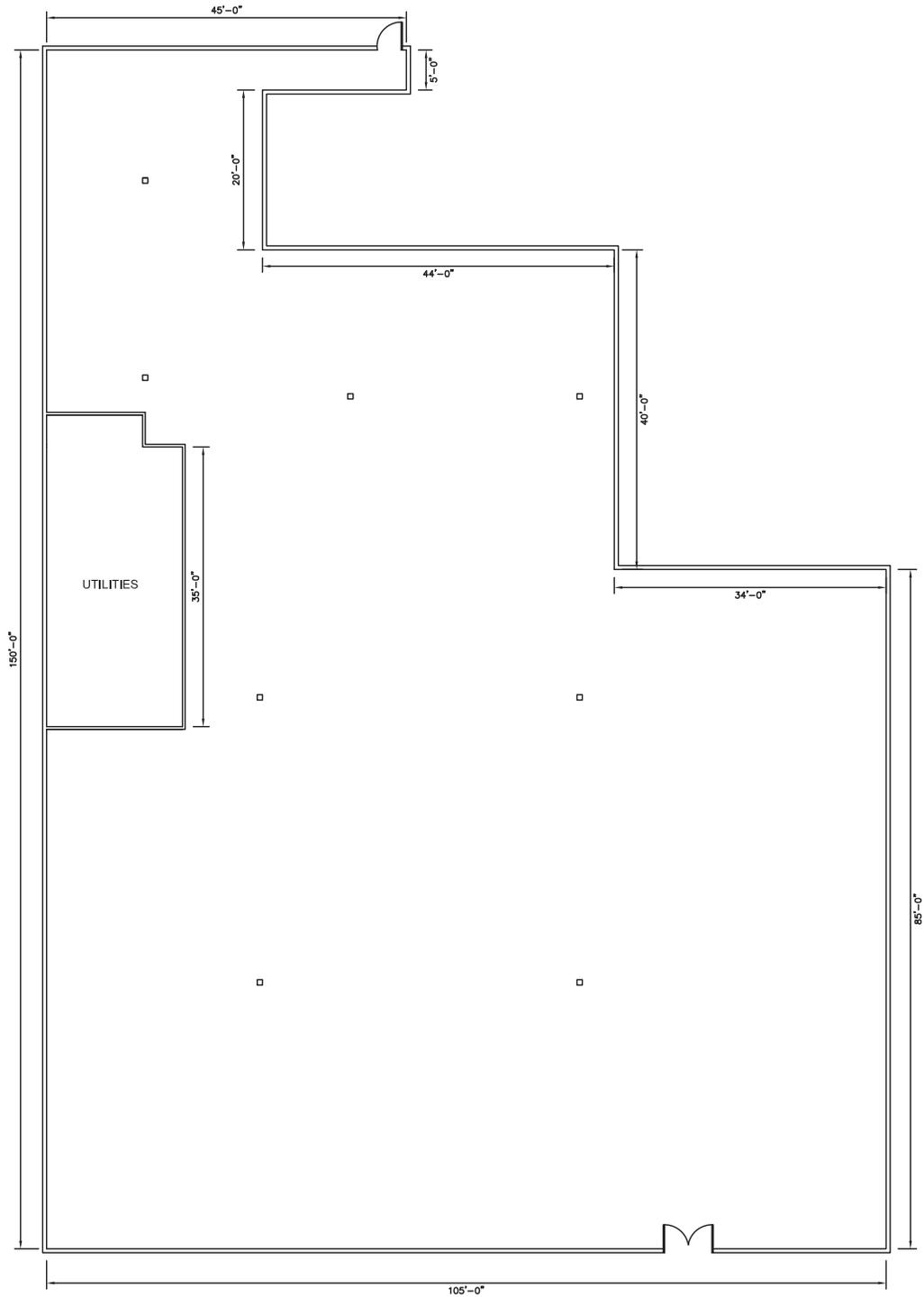
Building Size	28,794 SF
Year Built/Renovated	1976/2010
Parking	5.1:1000 SF
Clearance Height	15'4"
Traffic Counts	41,672 EADT (144 <sup>th</sup> & Millard Ave)

**Demographics**

	Population	Median HH Income	No. of Households
1-mile	14,416	\$77,876	5,667
3-mile	90,806	\$81,081	34,542
5-mile	202,618	\$87,641	78,195

Operating Expenses	\$2.86 Taxes
	\$0.30 Insurance
	\$1.58 CAM
	<hr/>
	<b>\$4.74 TOTAL</b>

Floor Plan



\*\* Floor plan measurements are approximate and are for illustration purposes only.

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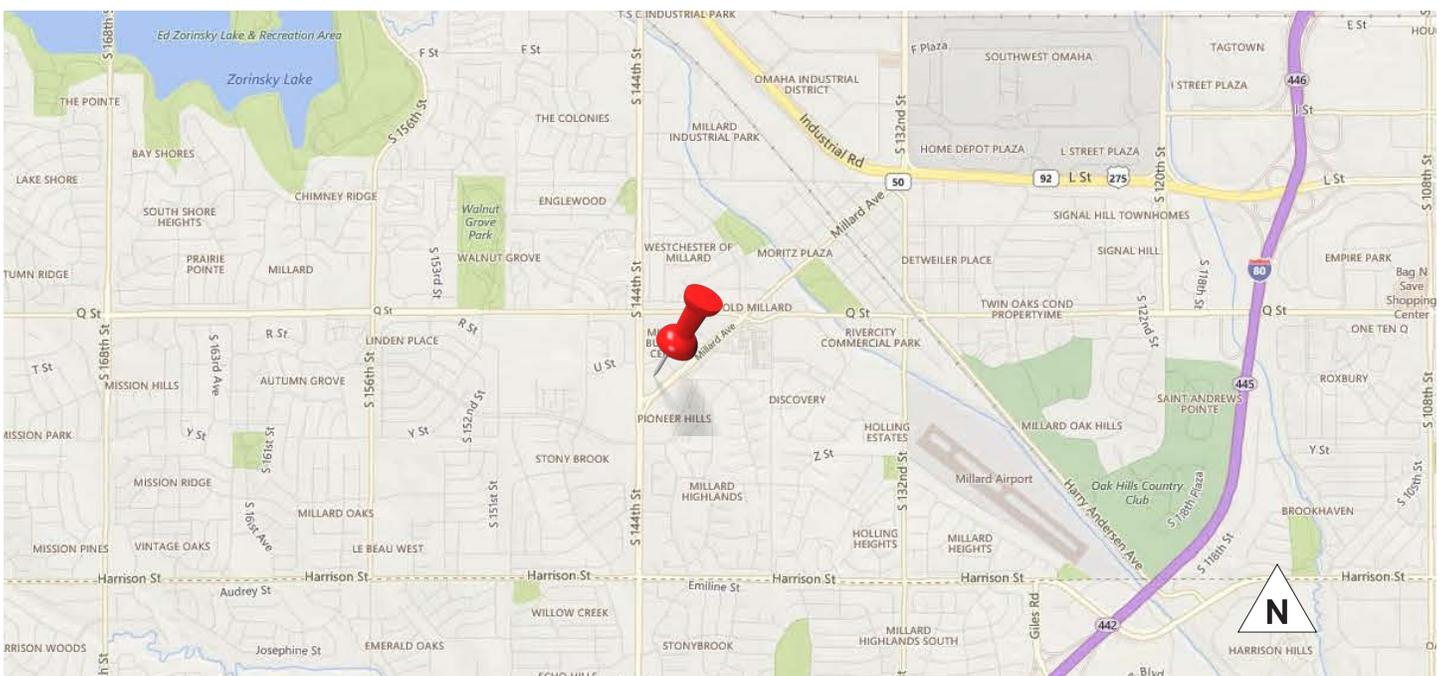
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FOR LEASE

**CVS Excess Space**

**14303 U Street / Omaha, NE 68137**



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