

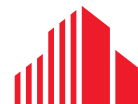
Drive Thru  
Opportunity!



RETAIL SPACE FOR LEASE

## WESTSIDE PLAZA

16304 WESTSIDE DRIVE / PLATTSMOTH, NE 68048



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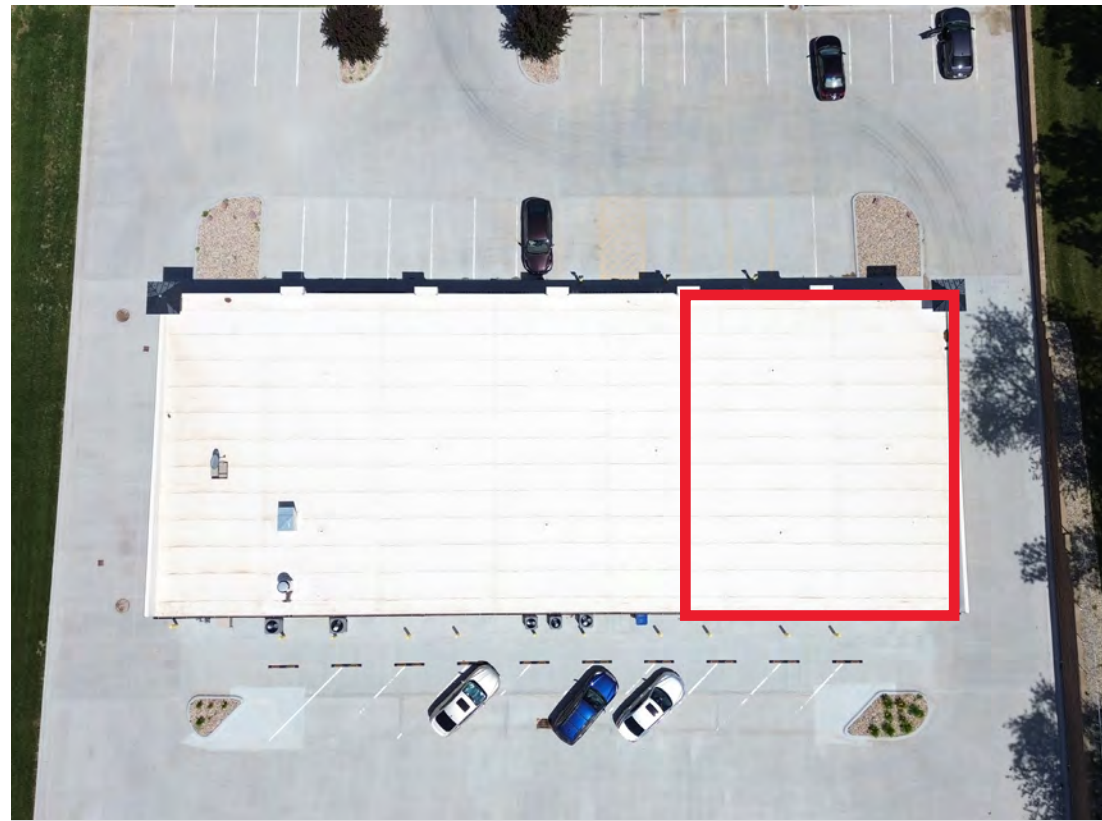


# WESTSIDE PLAZA

## Property Description

End cap drive-thru space available in Plattsmouth, Nebraska!  
An end cap allows for a potential drive-thru and outdoor patio space. Strip center anchored by Hy-Vee and Hy-Vee Gas Station. Located off of the highly trafficked Highway 75 on Westside Drive.

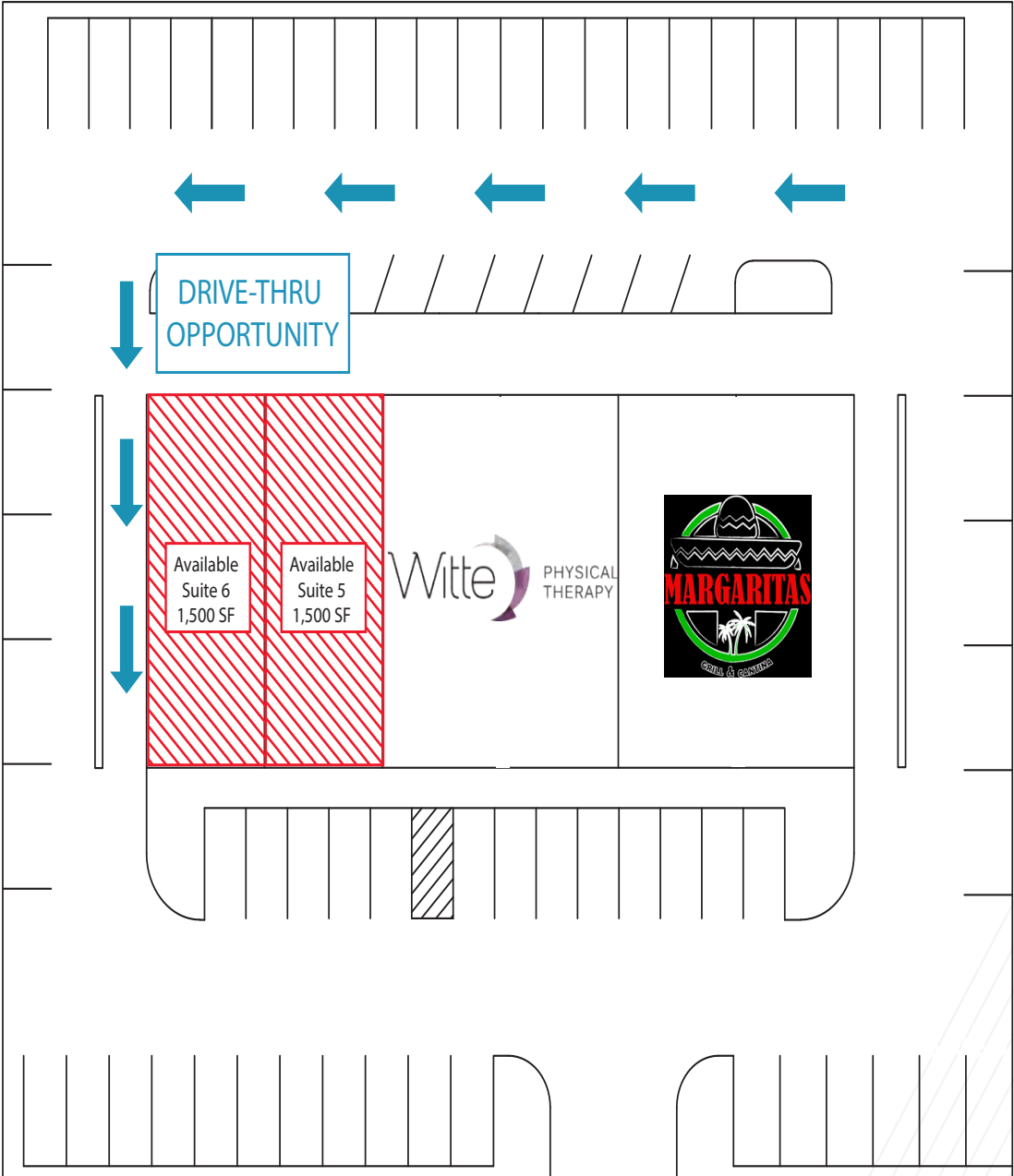
Lease Rate:	\$15.00 PSF NNN
Total Available:	3,000 SF
Minimum Divisible:	1,500 SF
Max Contiguous:	3,000 SF
Building Size:	9,000 SF
Clearance Height:	12'
Total Site Area:	1.45 AC
Zoning:	Commercial
Operating Expenses:	\$5.00 PSF
Parking Ratio:	6.3:1000 SF
Traffic Counts:	12,210 EADT (HWY 34 & Oak Hill)





# WESTSIDE PLAZA

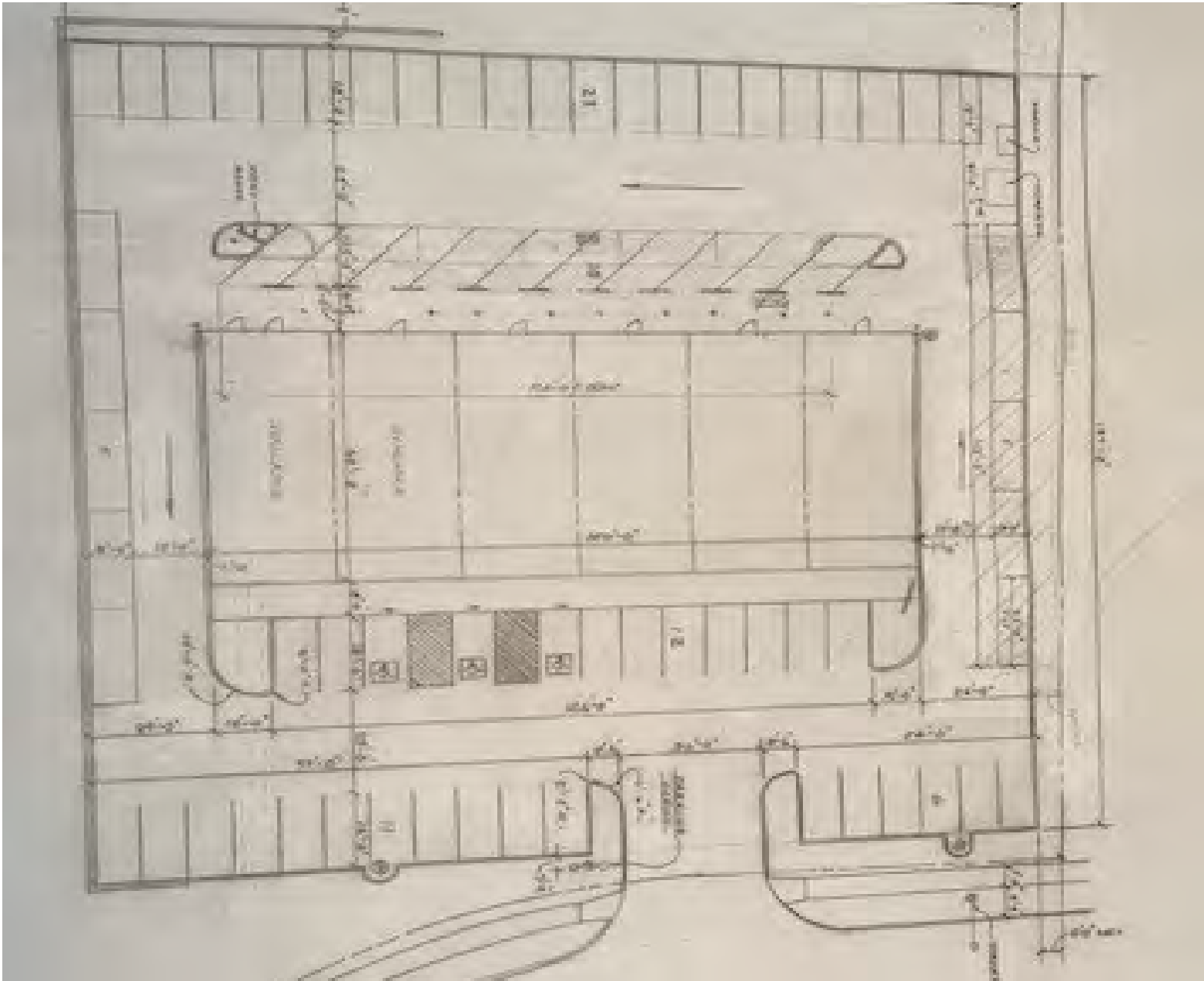
## SITE PLAN





# WESTSIDE PLAZA

## SITE PLAN







## FOR MORE INFORMATION, CONTACT:

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