



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

MEDICAL OFFICE FOR SALE OR LEASE

**14104 S STREET**

OMAHA, NE 68134



**RICHARD SECOR, Jr. CCIM**

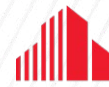
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## PROPERTY DESCRIPTION

Freestanding medical office building located in the heart of Millard. Close proximity to Millard Avenue, 144th Street and Q Street.



## PROPERTY DETAILS

Sale Price	\$1,200,000
Lease Rate	\$25.00 PSF NNN <i>(Upper Level Only)</i>
Building Size	Upper Level 3,118 SF Lower Level 1,651 SF <u>Total 4,769 SF</u>
Year Built/Renovated	1982/2015
Site Area	0.36 AC
Zoning	Commercial
Parking Stalls	10+
Real Estate Taxes	\$11,135

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



NUMBER OF  
HOUSEHOLDS

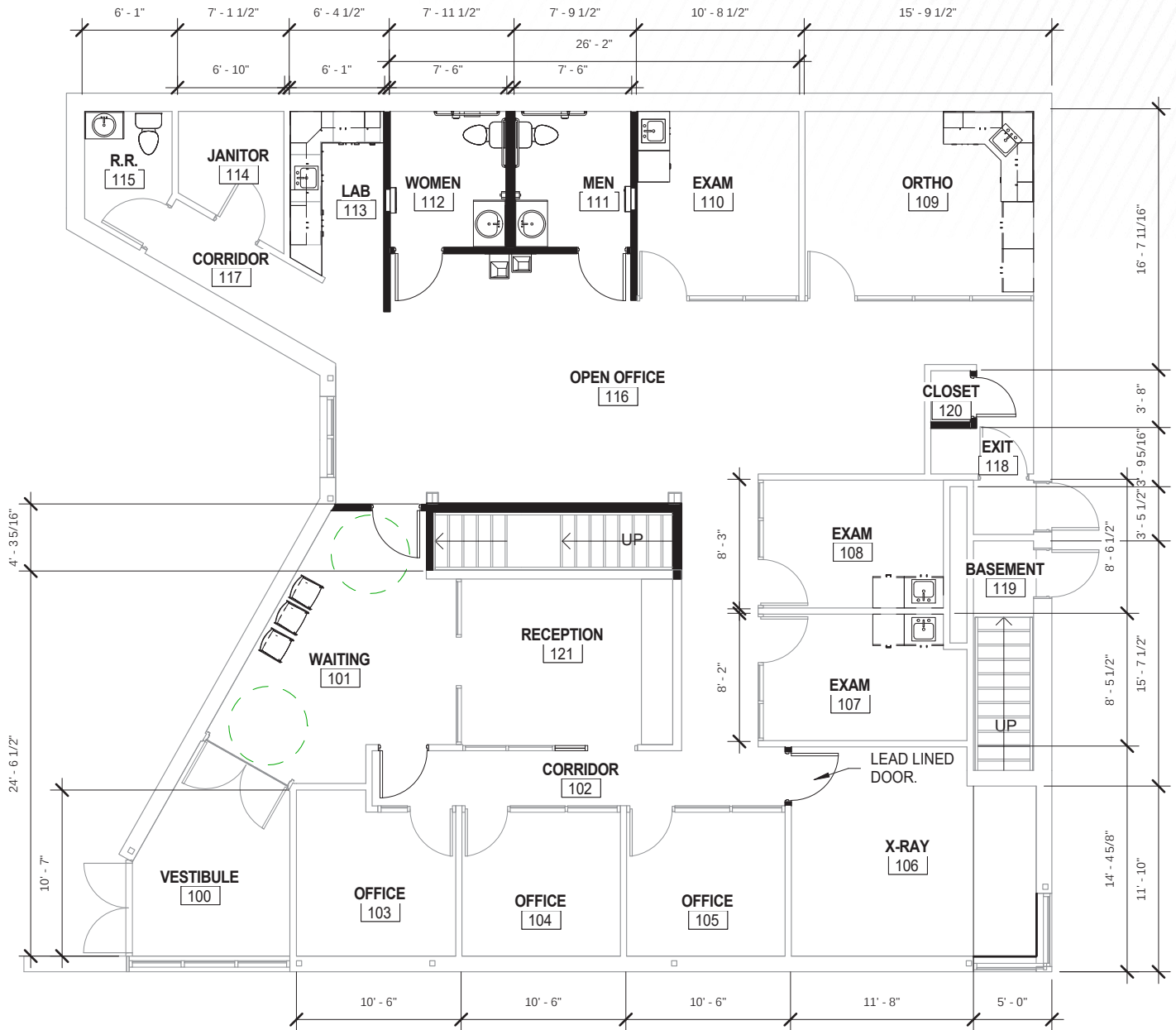
1 Mile	11,896	\$83,363	5,047
3 Miles	91,506	\$98,867	36,677
5 Miles	218,833	\$103,970	86,123





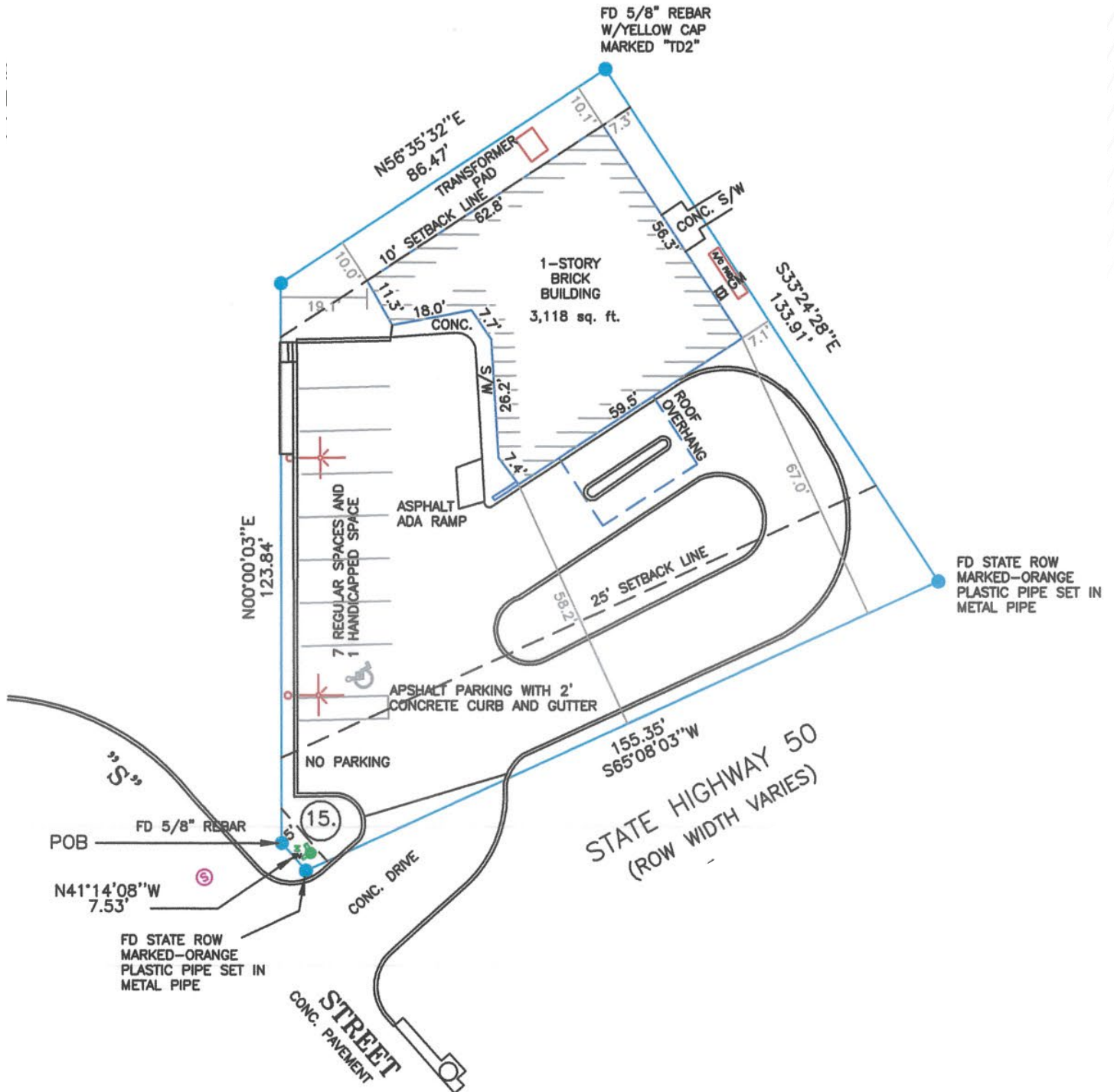
# FLOOR PLAN

UPPER LEVEL - 3,118 SF





# PROPERTY SURVEY



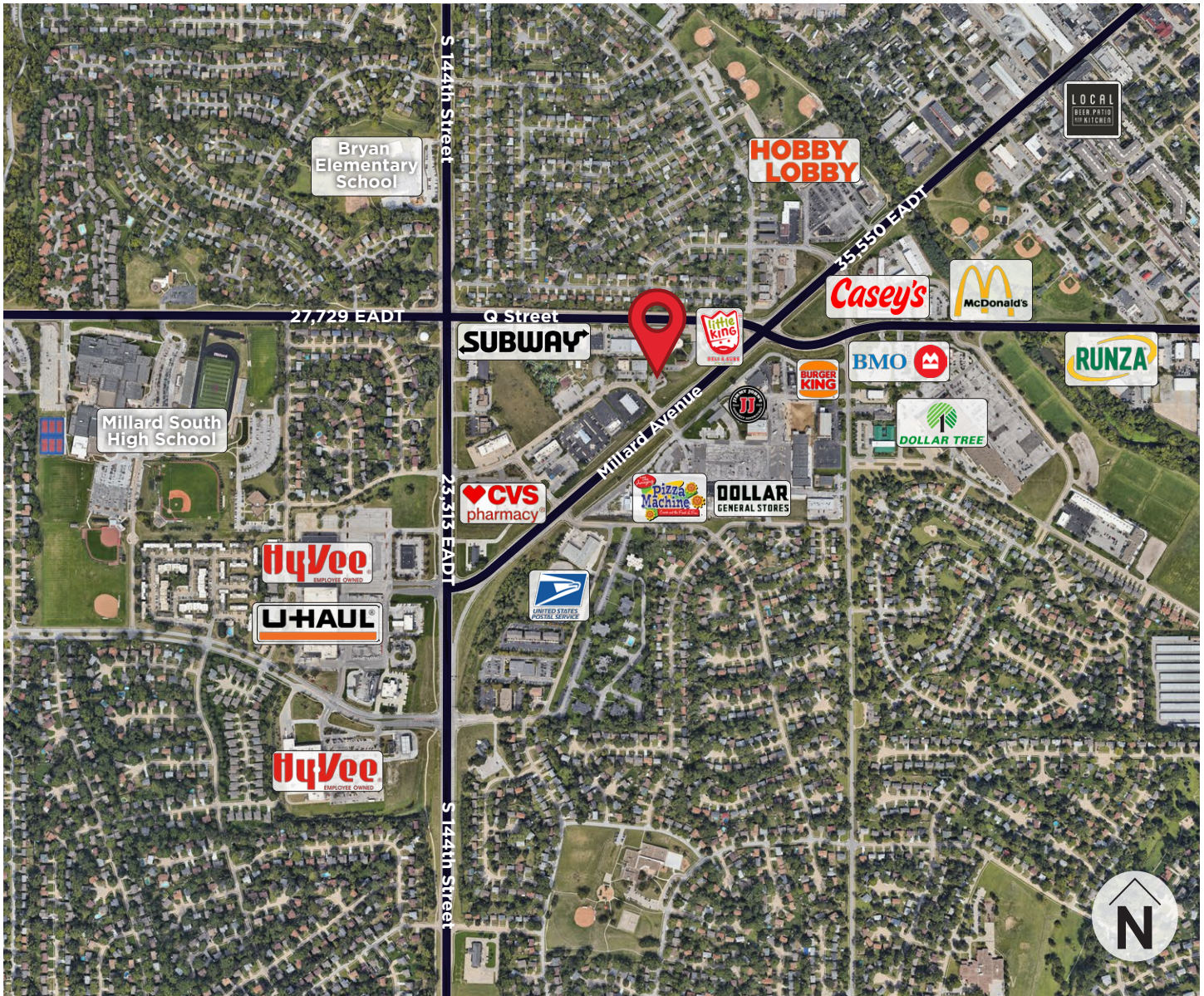




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## IMMEDIATE TRADE AREA



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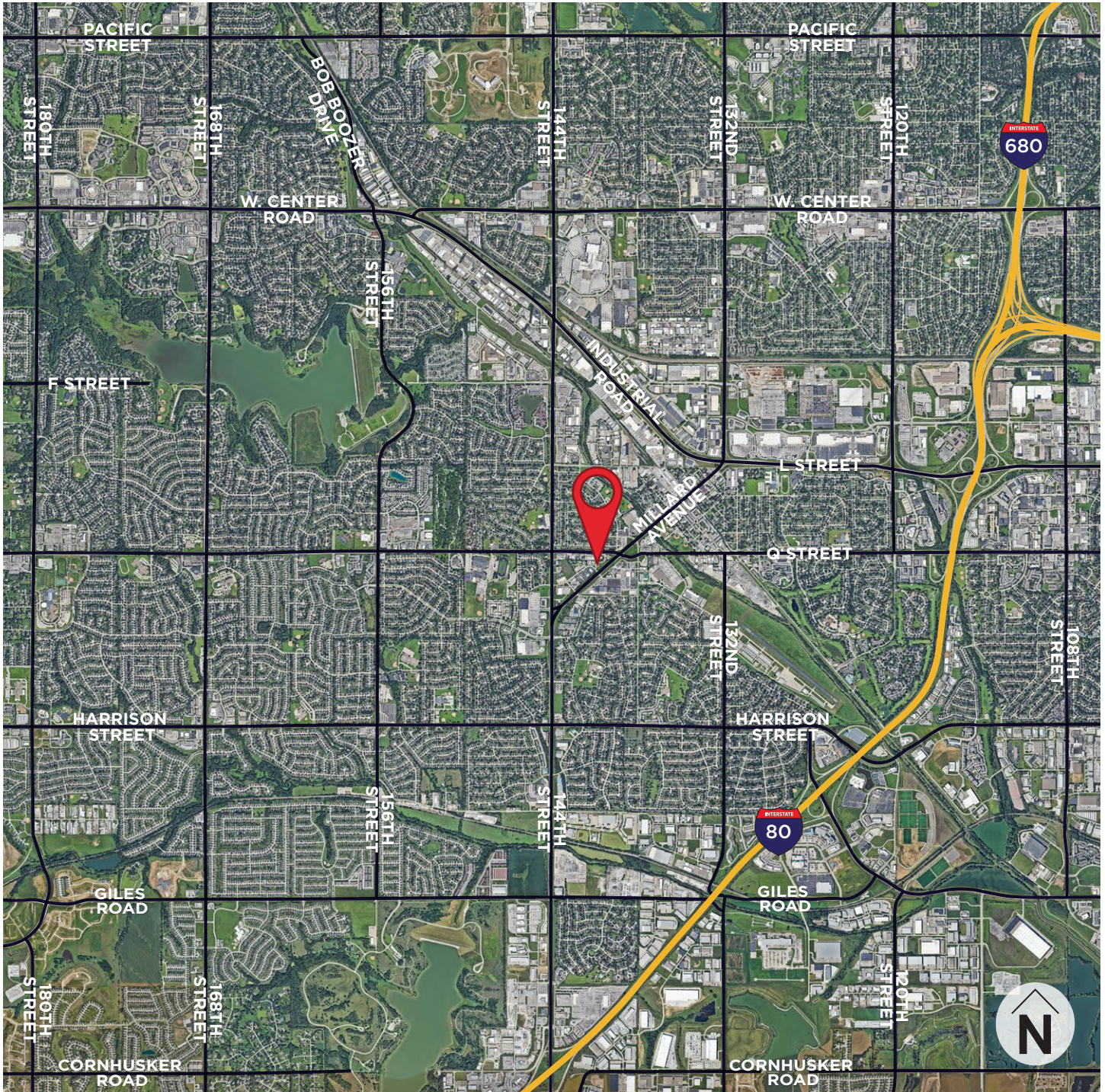




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## 3-MILE TRADE AREA



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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