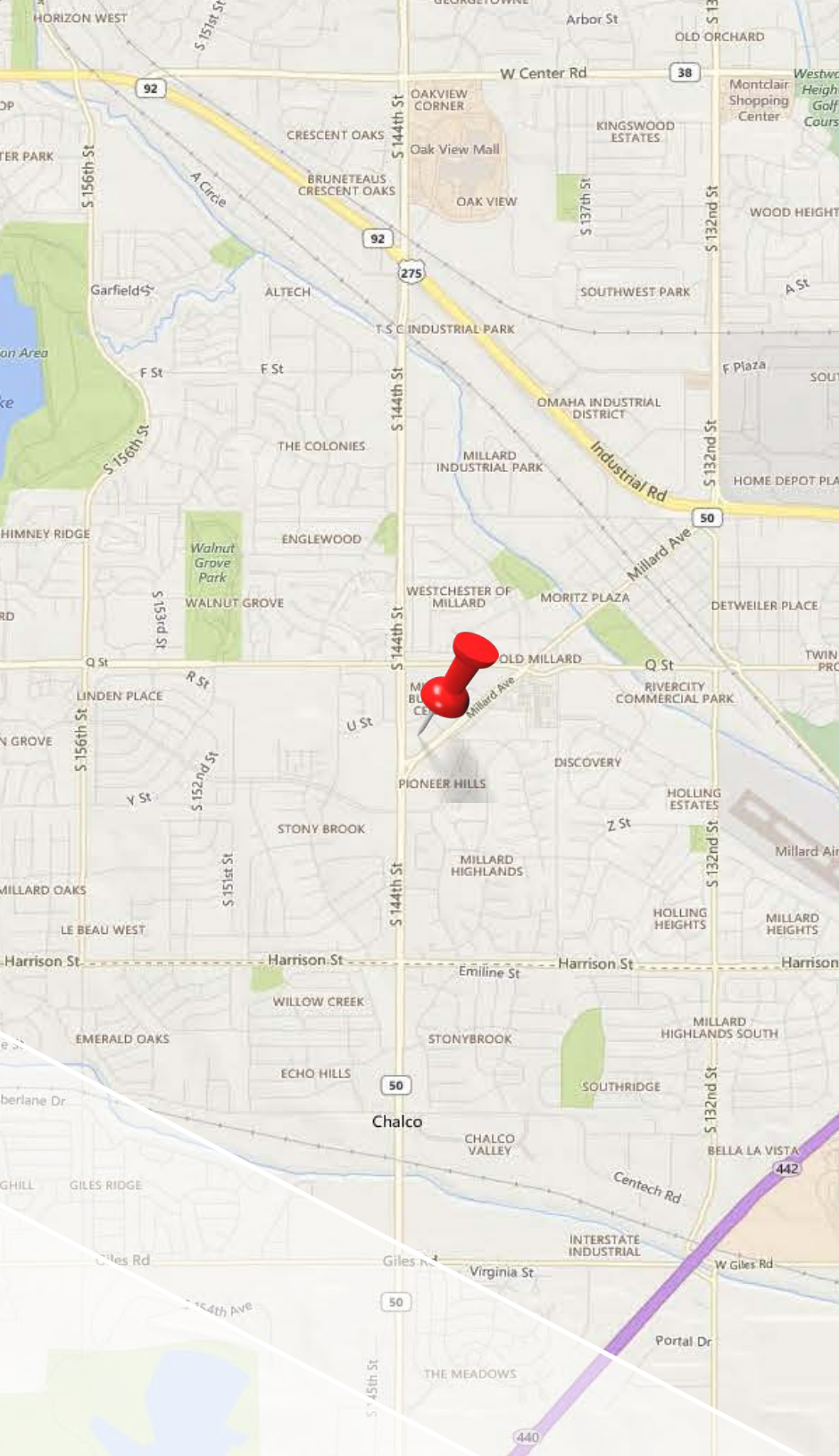




14303 U STREET

OMAHA, NE 68137

12,000 SF Retail Bay Available For Lease



PROPERTY DESCRIPTION

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!

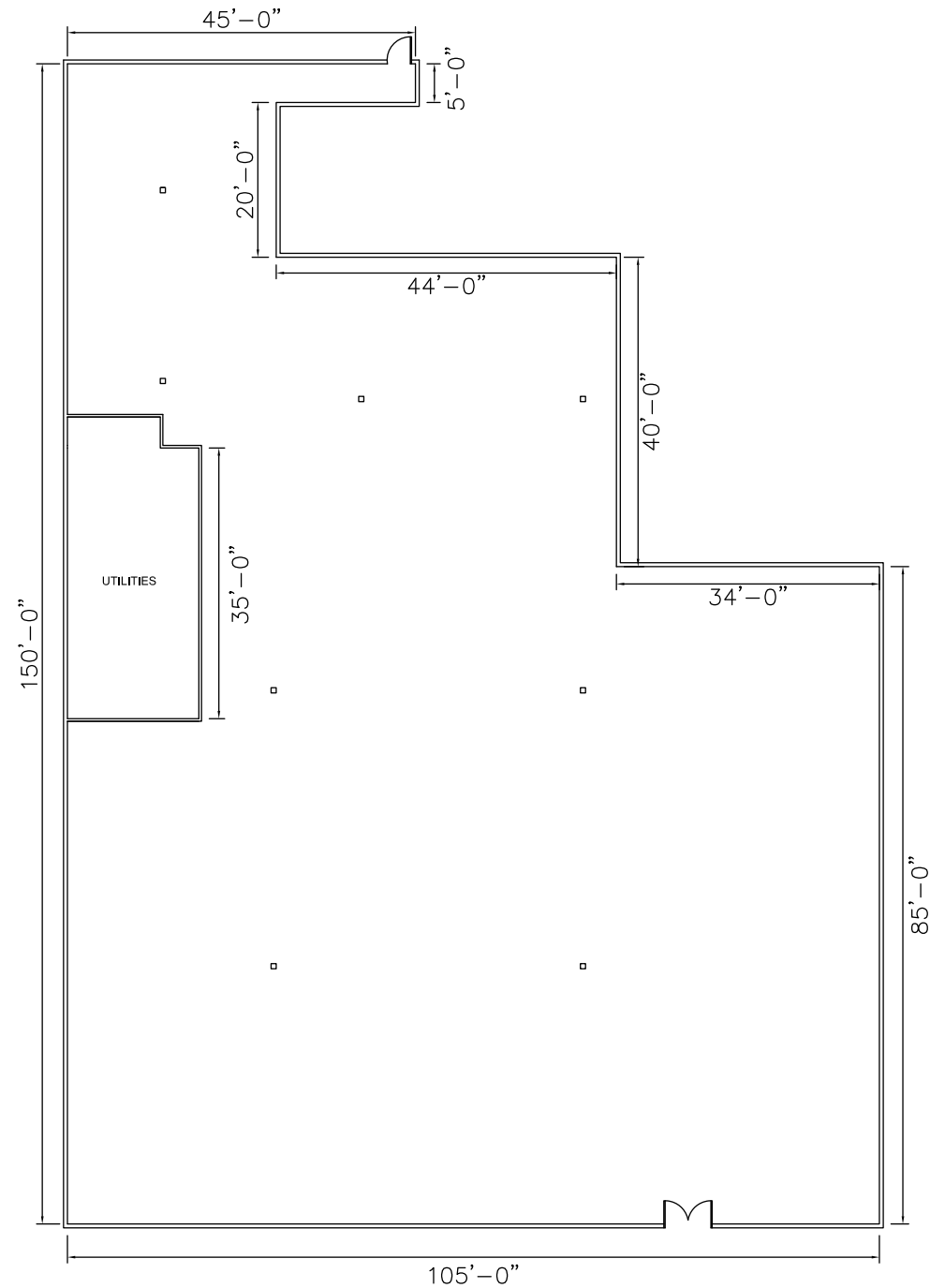


HIGHLIGHTS

Lease Rate:	\$10.65 Modified Gross
Total Available:	12,000 SF
Building Size:	28,794 SF
Year Built/Renovated:	1976/2010
Parking:	5.1:1000 SF
Clearance Height:	15'4"
Traffic Counts:	41,672 EADT (144th & Millard Ave)

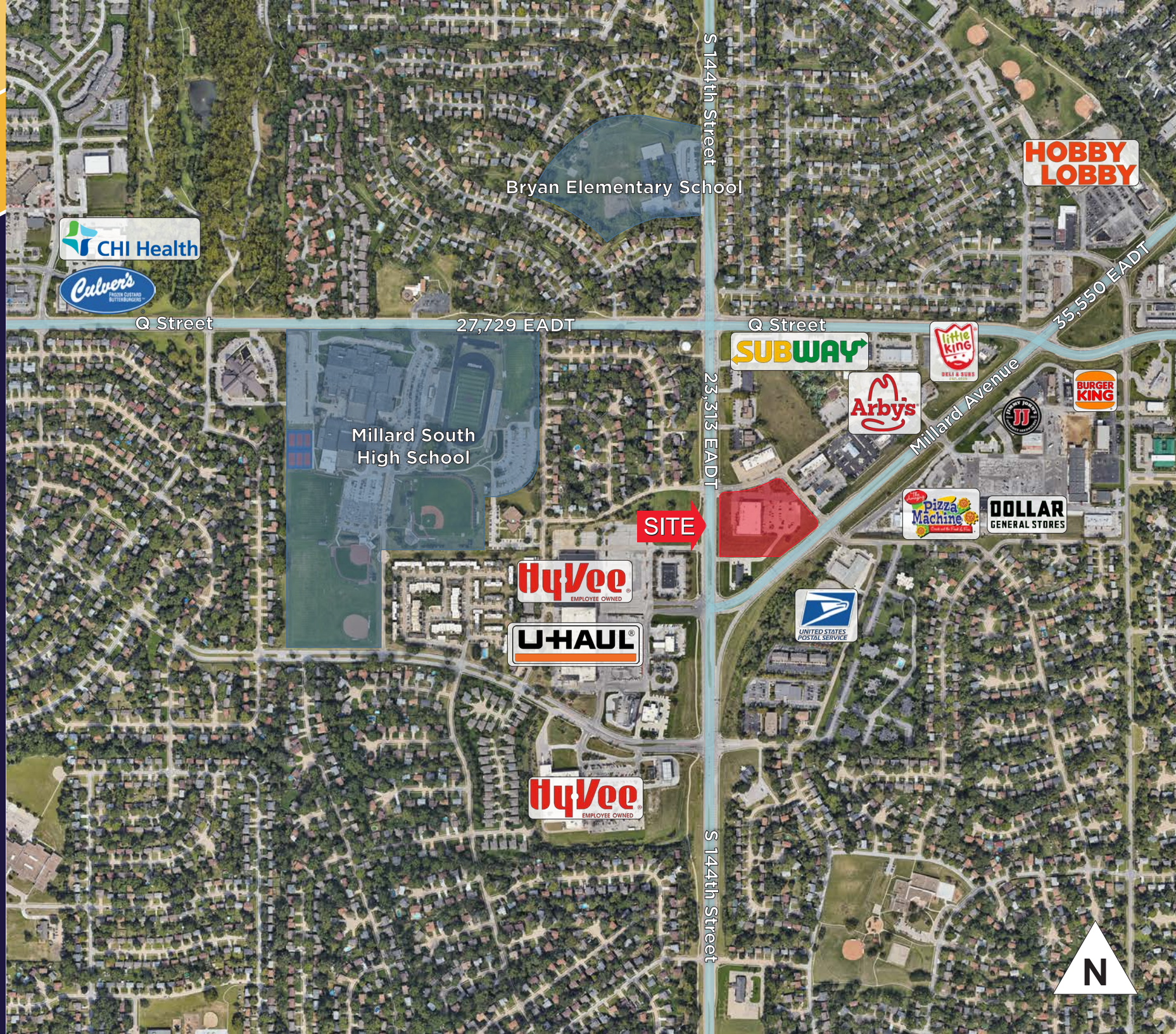
FLOOR PLAN

12,000 sF | \$10.65 PSF Modified Gross



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

LOCATION MAP



EXISTING CVS PHARMACY



ADJACENT VACANCY

12,000 SF AVAILABLE





CUSHMAN &
WAKEFIELD

LUND
COMPANY

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