



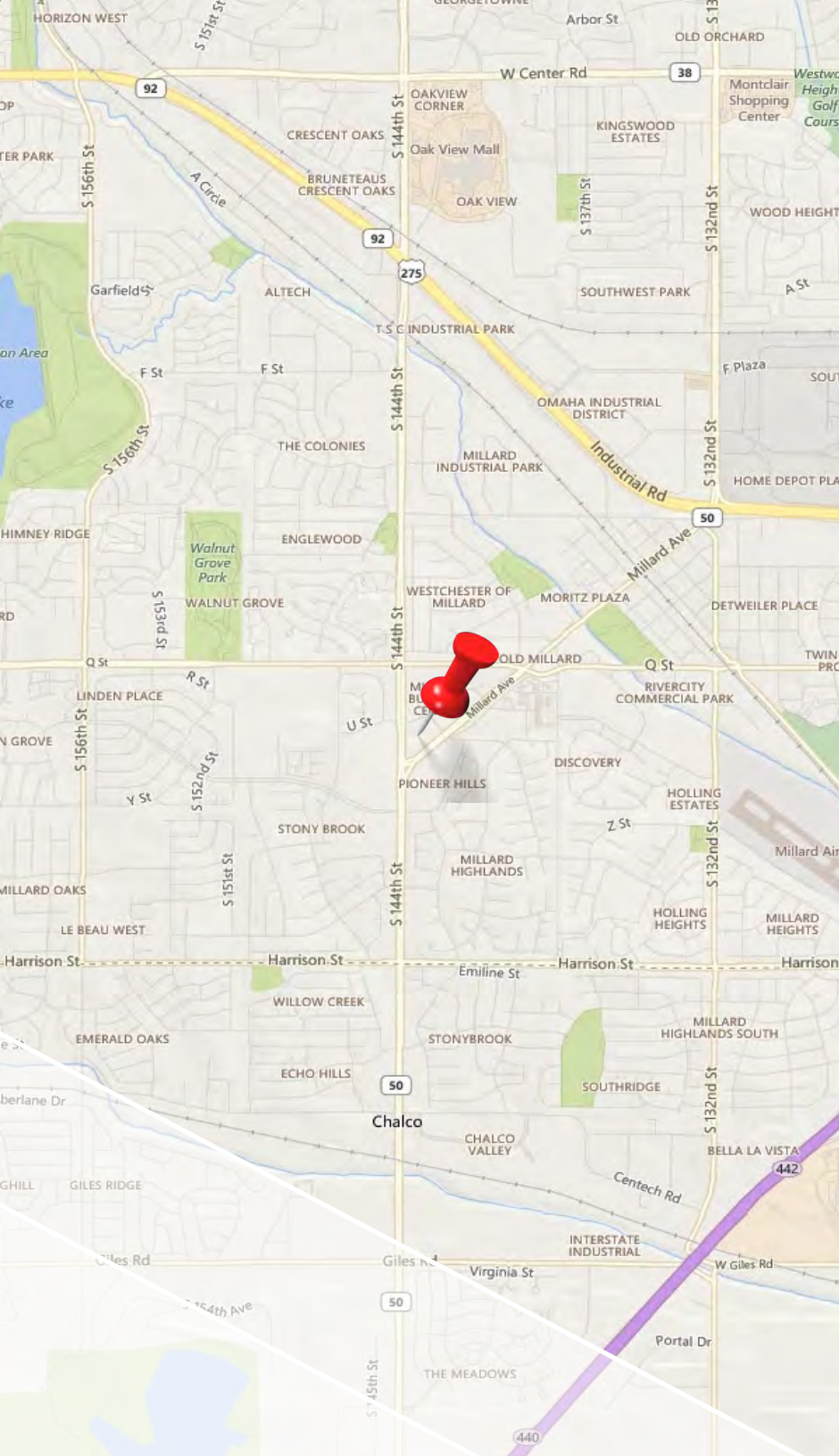
# 14303 U STREET

OMAHA, NE 68137

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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!

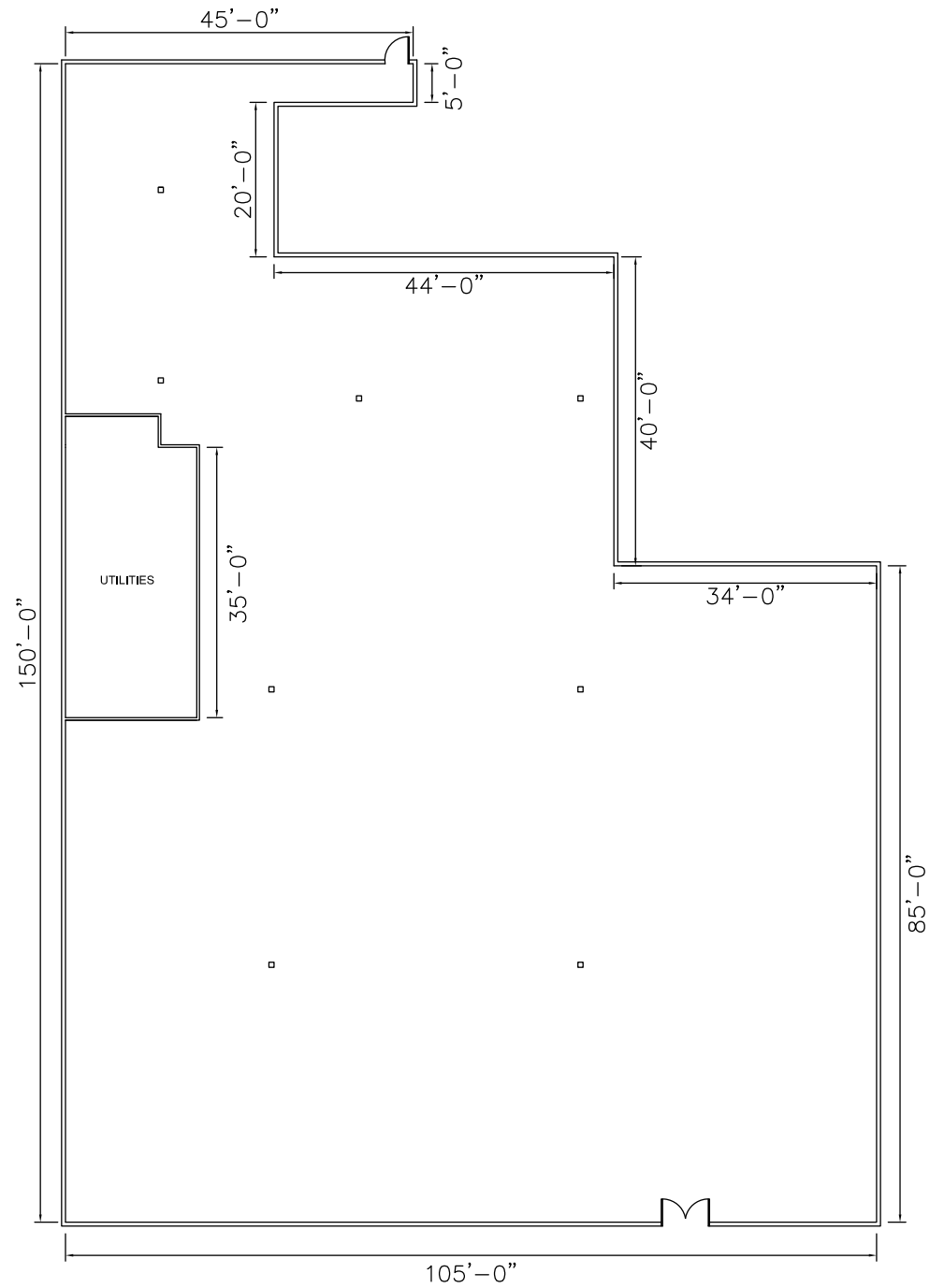


## HIGHLIGHTS

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)

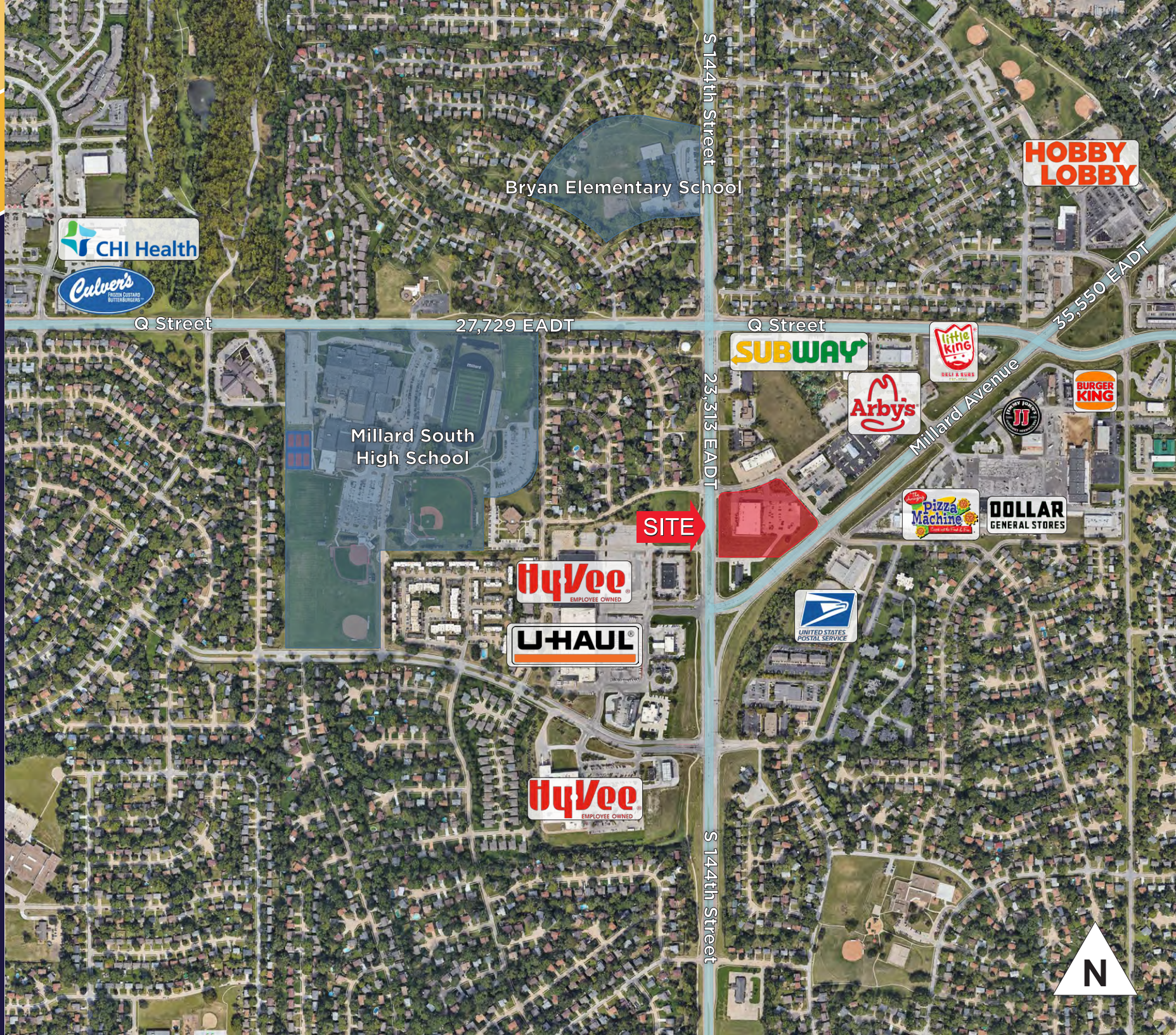
# FLOOR PLAN

12,000 SF | \$10.65 PSF Modified Gross



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

# LOCATION MAP



CHI Health

Culver's  
FRESH CUSTARD  
BUTTER-BREADS

Q Street

27,729 EADT

Millard South  
High School

SITE

HyVee  
EMPLOYEE OWNED

U-HAUL

HyVee  
EMPLOYEE OWNED

S 144th Street

23,313 EADT

S 144th Street

SUBWAY

Arby's

little  
king  
BREAD & BUTER

BURGER  
KING

Pizza  
Machine  
How do you like your pizza?

DOLLAR  
GENERAL STORES

UNITED STATES  
POSTAL SERVICE

HOBBY  
LOBBY

35,550 EADT

Millard Avenue

N

# EXISTING CVS PHARMACY



# ADJACENT VACANCY

12,000 SF AVAILABLE





CUSHMAN &  
WAKEFIELD

LUND  
COMPANY



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