



FORMER CVS PHARMACY

2609 S. 132ND STREET
OMAHA, NE 68144

Available For Sublease
Lease Rate: \$17.00 PSF NNN



PROPERTY HIGHLIGHTS

113,232 SF former CVS Pharmacy available for sublease. Located on the northeast corner of 132nd and W. Center Street, this property boasts incredible visibility and access. This site is situated near several large power centers, all with credit national tenants such as Marshalls, Aldi, HomeGoods, JOANN Fabric & Crafts, and Planet Fitness. CC zoning and drive-thru allows for a variety of uses. Estimated NNNs only include taxes. Tenant is responsible for insurance and will self-manage CAM.



HIGHLIGHTS

Lease Rate: \$17.00 PSF NNN

Building Size: 13,232 SF

NNN Expenses: \$5.11 PSF

Acres: 1.50 AC

Master Lease Expiration Date: January 31, 2037

Year Built: 2011

Parking: 65 Stalls

Zoning: CC

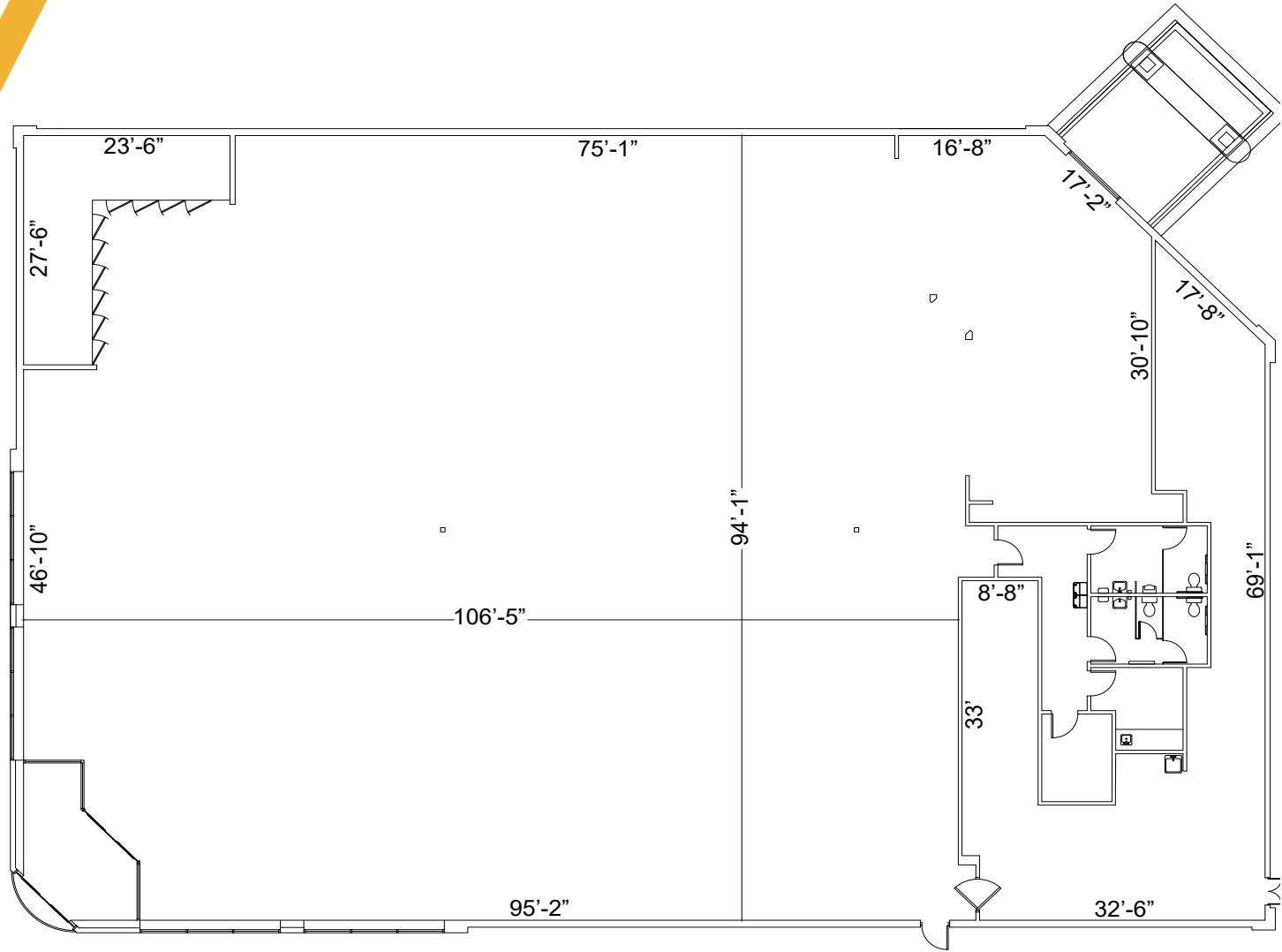
INTERIOR PHOTOS



FLOOR PLAN

13,232 SF Retail Space

\$17.00 PSF NNN



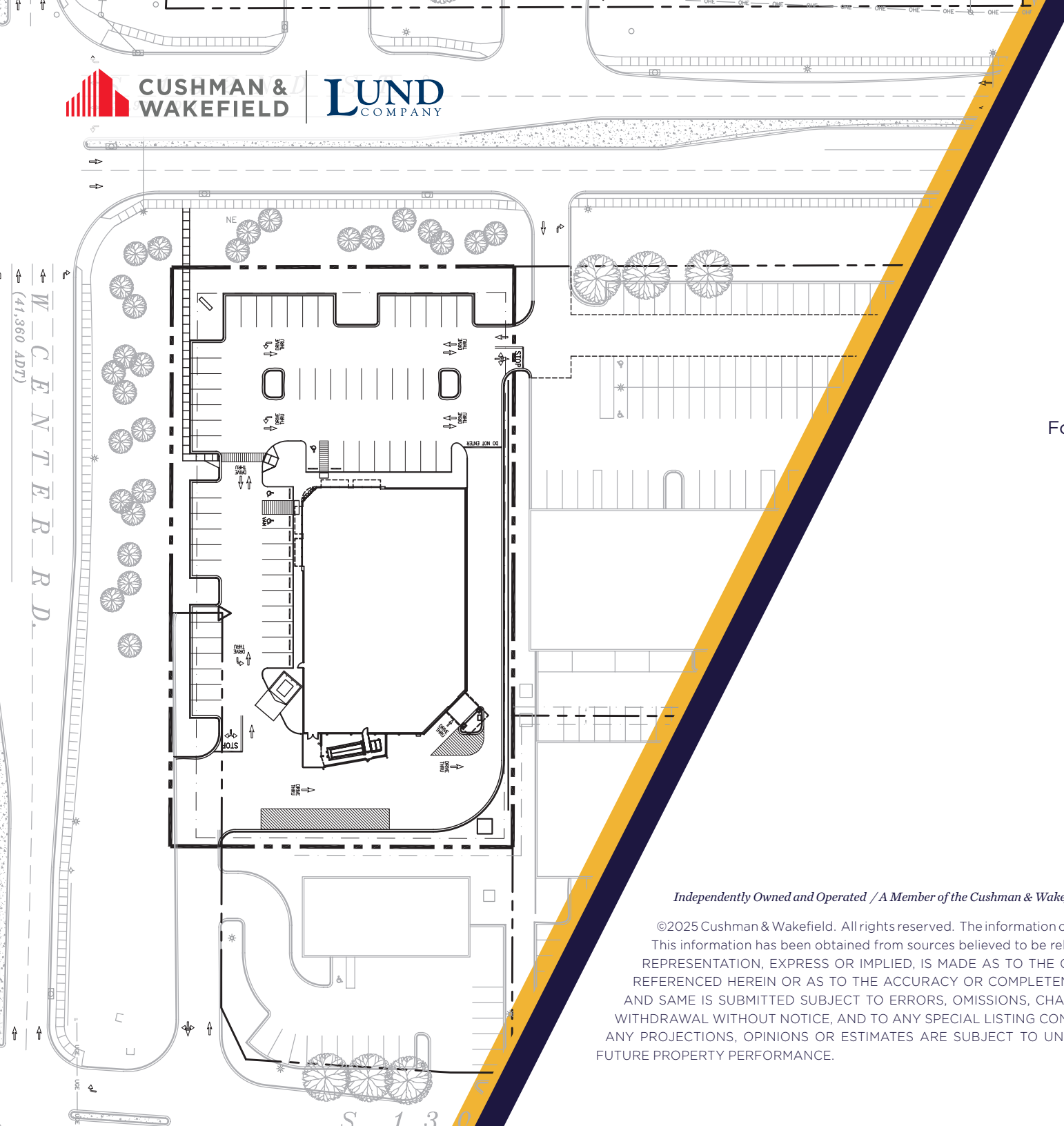
Floor plan measurements are approximate and are for illustration purposes only.

SITE PLAN



DEMOGRAPHICS

3-MILE	5-MILE
80,825	251,591
POPULATION	POPULATION
\$92,257	\$92,602
MEDIAN HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME
33,856	105,153
NUMBER OF HOUSEHOLDS	NUMBER OF HOUSEHOLDS



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