

FORMER CVS PHARMACY

2609 S. 132ND STREET
OMAHA, NE 68144

**Available For Sublease
Lease Rate: \$17.00 PSF NNN**



PROPERTY HIGHLIGHTS

13,232 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.

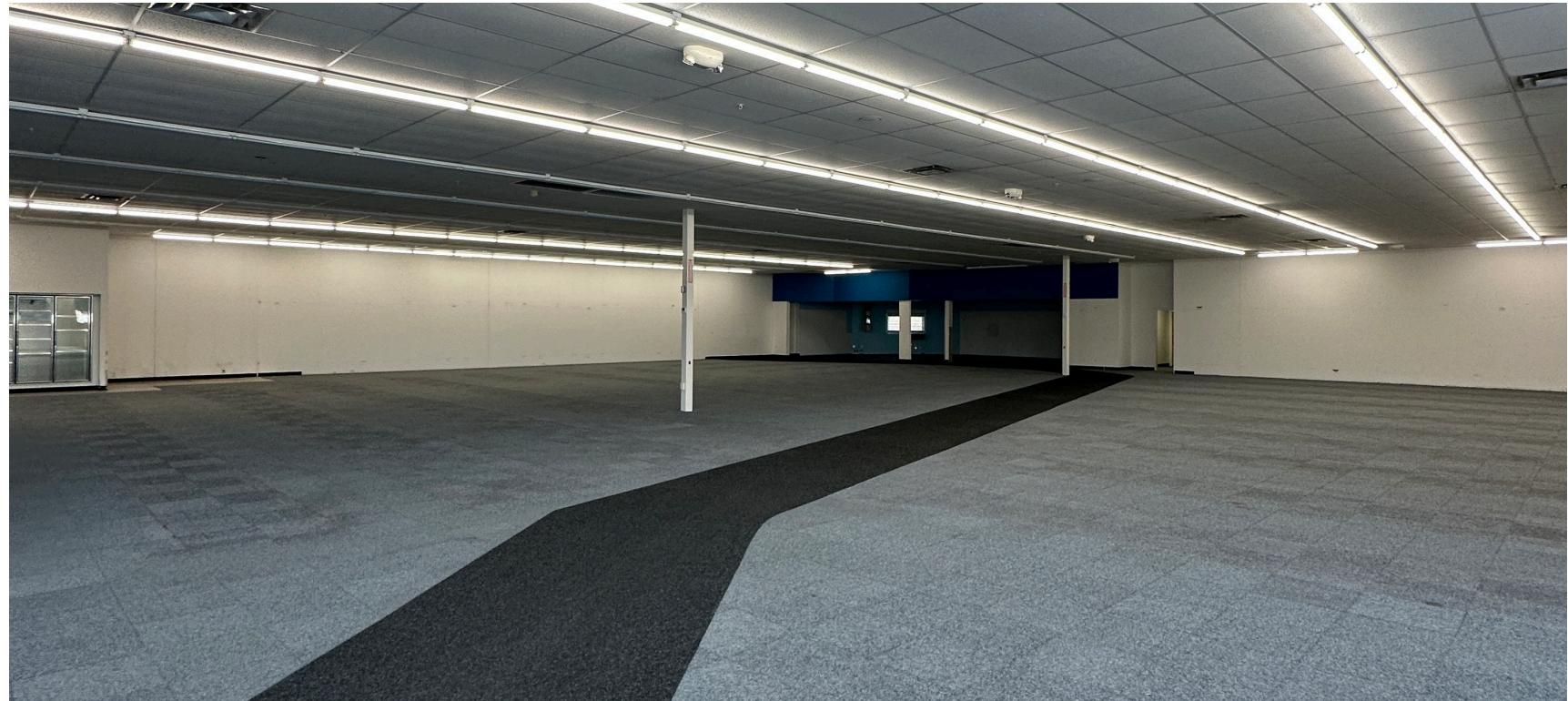


HIGHLIGHTS

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

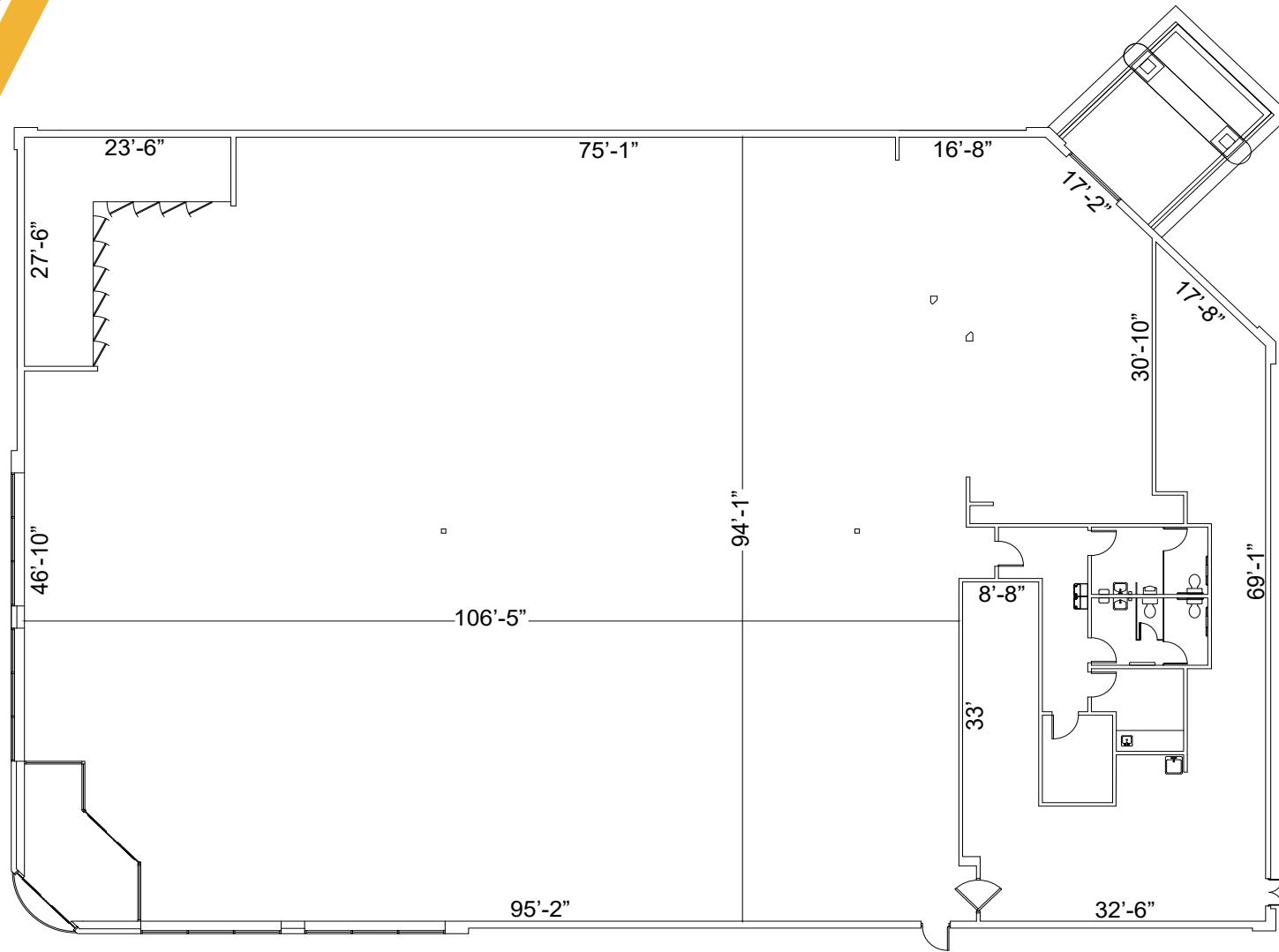
INTERIOR PHOTOS



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

80,825

POPULATION

5-MILE

251,591

POPULATION

\$92,257

MEDIAN
HOUSEHOLD
INCOME

\$92,602

MEDIAN
HOUSEHOLD
INCOME

33,856

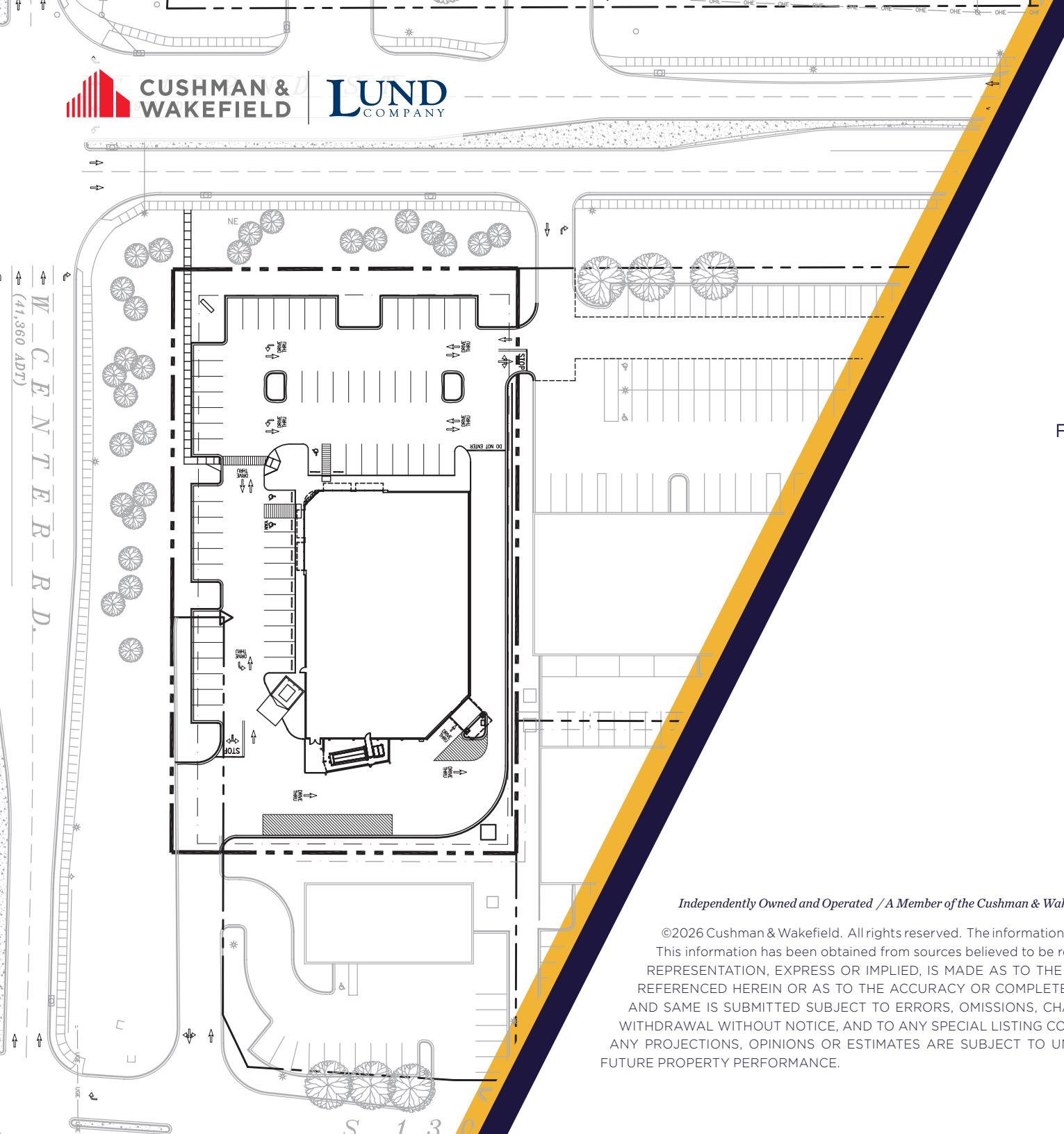
NUMBER OF
HOUSEHOLDS

105,153

NUMBER OF
HOUSEHOLDS



LUND
COMPANY



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