

# 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: 113,232 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

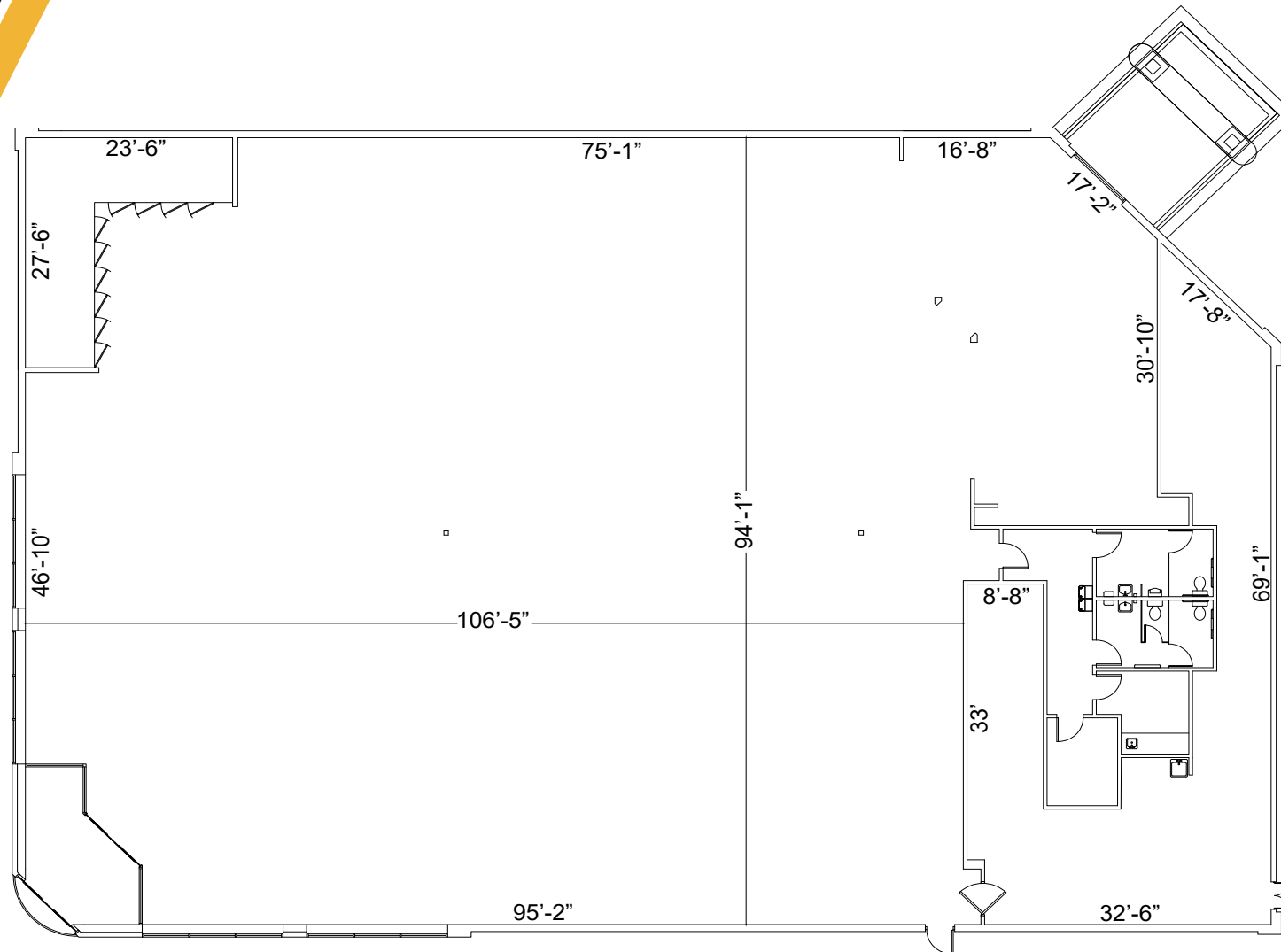




# FLOOR PLAN

**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

**\$92,257**  
MEDIAN  
HOUSEHOLD  
INCOME

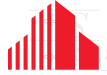
**33,856**  
NUMBER OF  
HOUSEHOLDS

5-MILE  
**251,591**  
POPULATION

**\$92,602**  
MEDIAN  
HOUSEHOLD  
INCOME

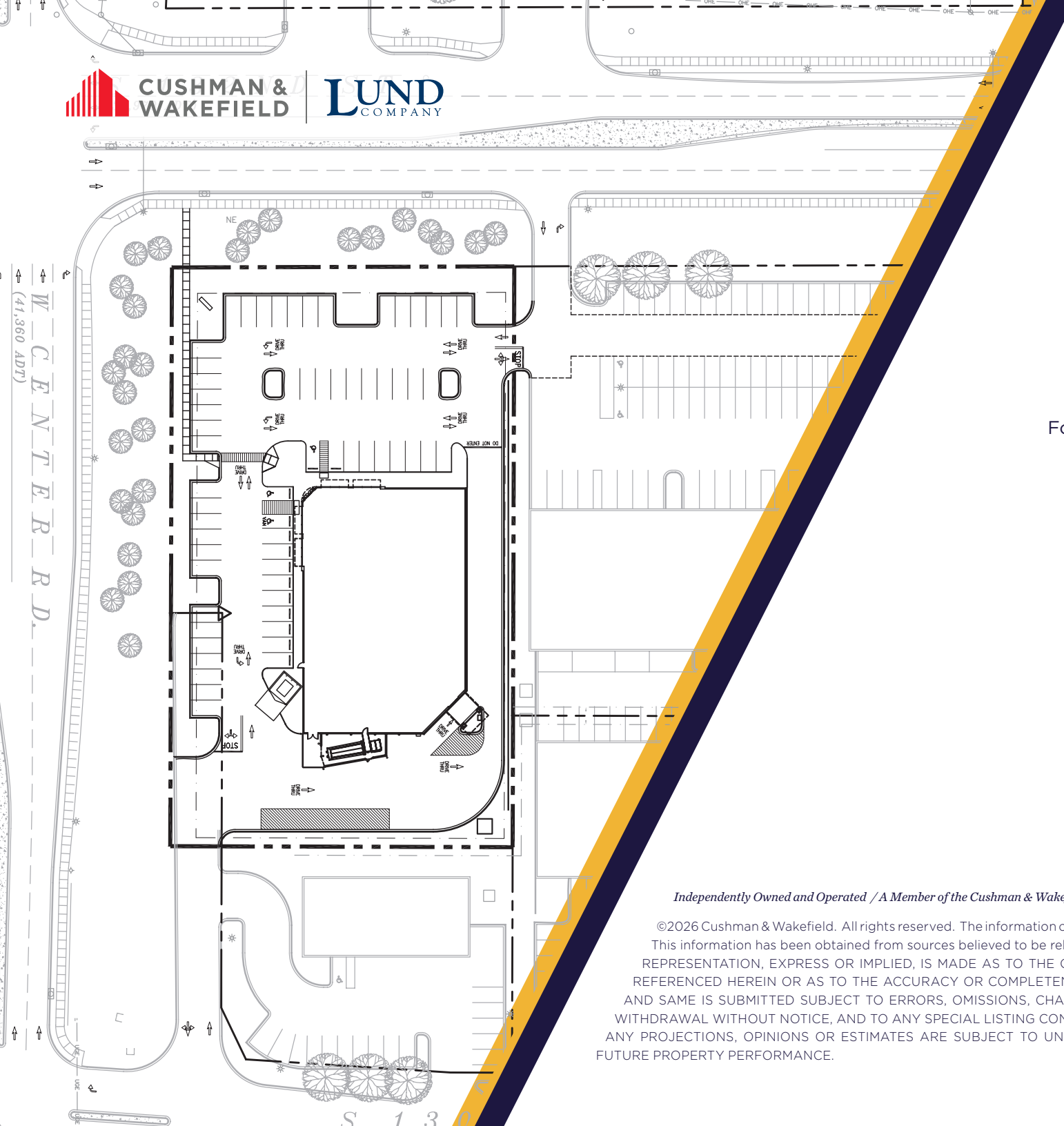
**105,153**  
NUMBER OF  
HOUSEHOLDS





CUSHMAN &  
WAKEFIELD

LUND  
COMPANY



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