

# WESTSIDE PLAZA

16304 Westside Drive / Plattsmouth, NE

3,000 SF Retail Space / For Lease

Drive Thru  
Opportunity!



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WE ARE  
THE CENTER  
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## PROPERTY OVERVIEW

Brand new retail strip available in Plattsmouth, Nebraska! An end cap allows for a potential drive-thru and outdoor patio space. Strip center anchored by Hy-Vee and Hy-Vee Gas Station. Located off of the highly trafficked Highway 75 on Westside Drive.

## PROPERTY HIGHLIGHTS

Lease Rate	\$16.00 PSF NNN
Total Available	3,000 SF
Minimum Divisible	1,500 SF
Max Contiguous	3,000 SF
Building Size	9,000 SF
Clearance Height	12'
Total Site Area	1.45 AC
Zoning	Commercial
Parking Ratio	6.3:1000 SF
Traffic Counts	12,210 EADT (Hwy 34 & Oak Hill)

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
5	1,500 - 3,000	\$16.00	Immediately
*6	1,500 - 3,000	\$16.00	Immediately

\*Drive-Thru Opportunity



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS

1 Mile	2,641	\$56,645	1,026
3 Miles	7,889	\$57,961	3,089
5 Miles	10,983	\$63,912	4,313

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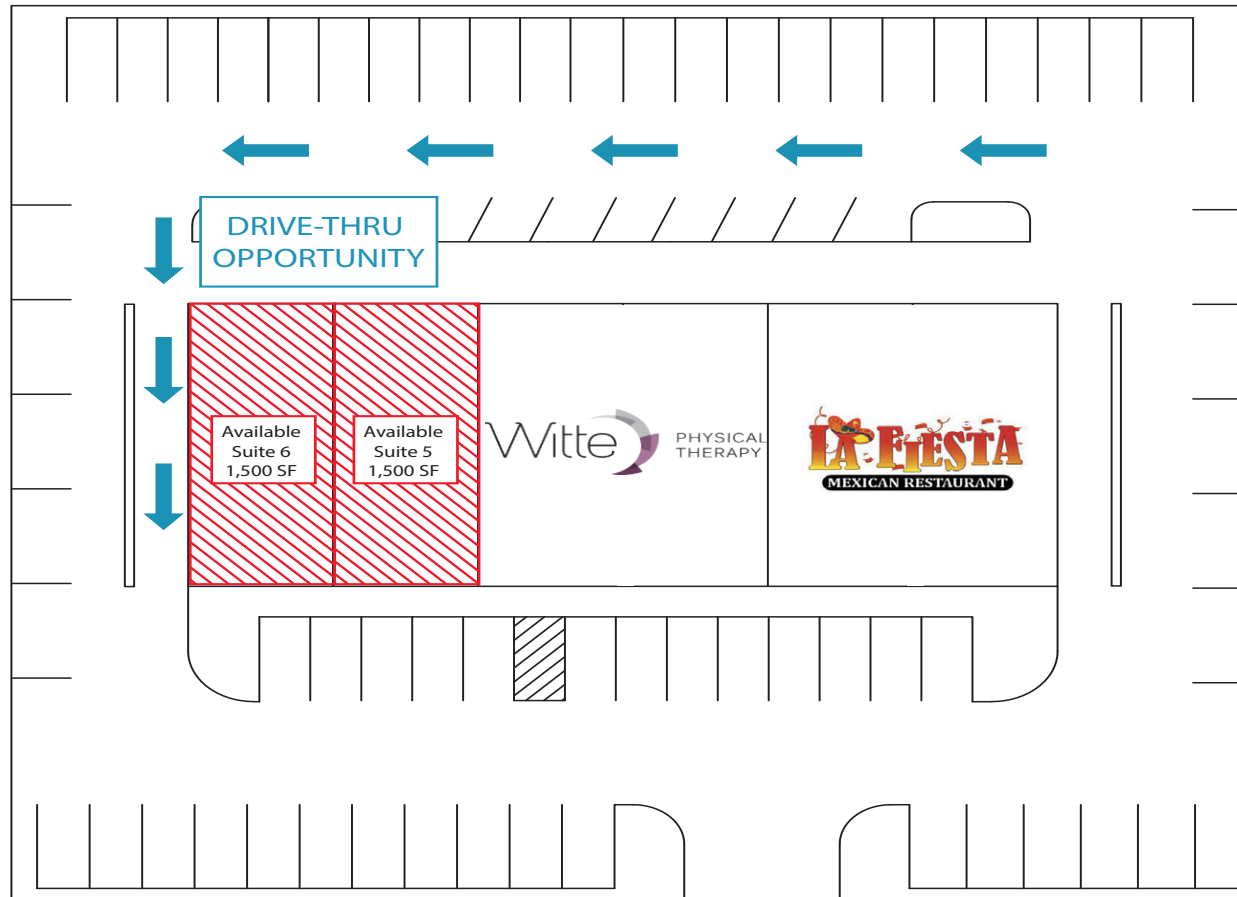


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## SITE PLAN



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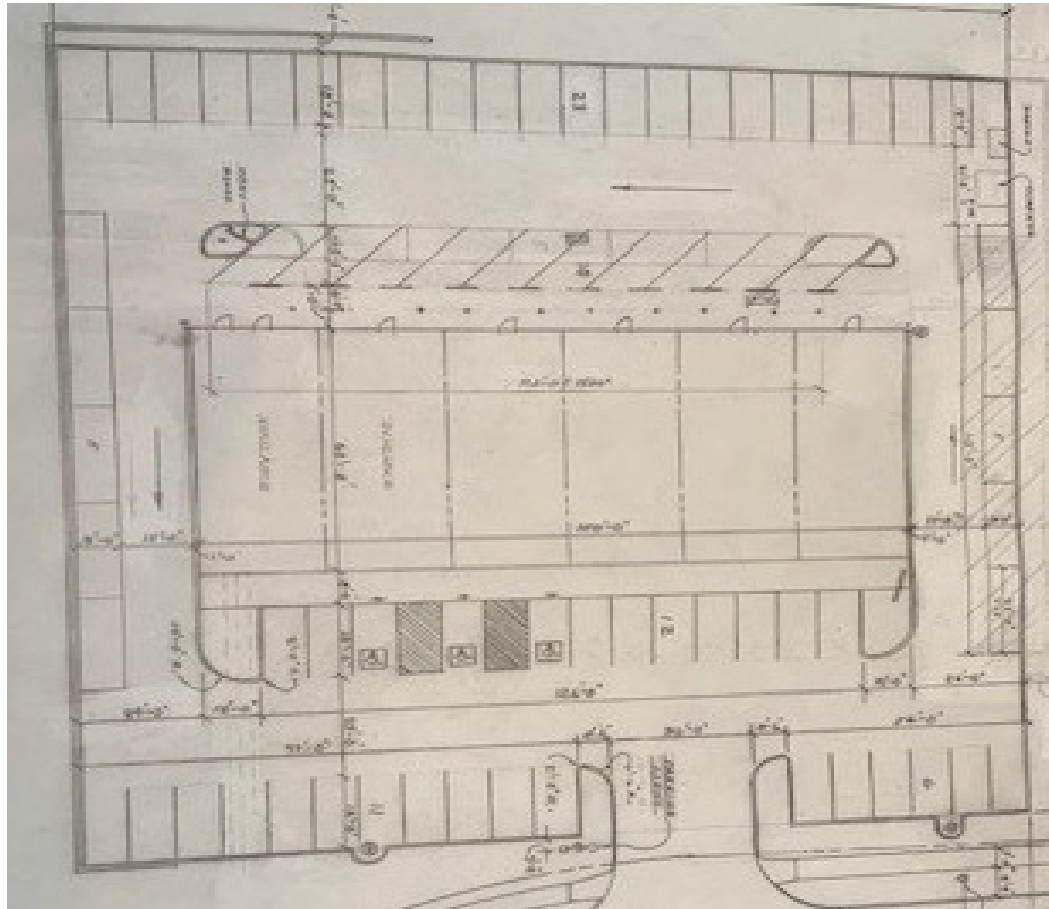


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