

PRICE REDUCTION



**MILLARD PAD SITE
AVAILABLE!**



5620 S 144TH STREET

Omaha, NE 68137

2.02 ACRES

PROPERTY HIGHLIGHTS

Great opportunity to have your business seen with this flat commercial lot now available in Millard! Perfect for a medical or office user that needs to be located in the heart of Millard. This property is also a tremendous opportunity for a retail user to take advantage of visibility along 144th Street. National and local users like CVS, Hy-Vee, and U-Haul have made recent investments in the immediate area. Additional nearby businesses include First National Bank of Omaha, Rocket Carwash, The Douglas County Treasurer, USPS, The Amazing Pizza Machine, and Urban Air. The site is also located near Millard South High School, Bryan Elementary School, Millard Airport, and many neighboring residential homes!

JUSTIN RIVIERA

Senior Associate
+1 402 548 4064
justin.riviera@lundco.com

ANDREW BENNETT

Senior Associate, Industrial Specialist
+1 402 548 4062
andrew.bennett@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
Main +1 402 393 8811
lundco.com

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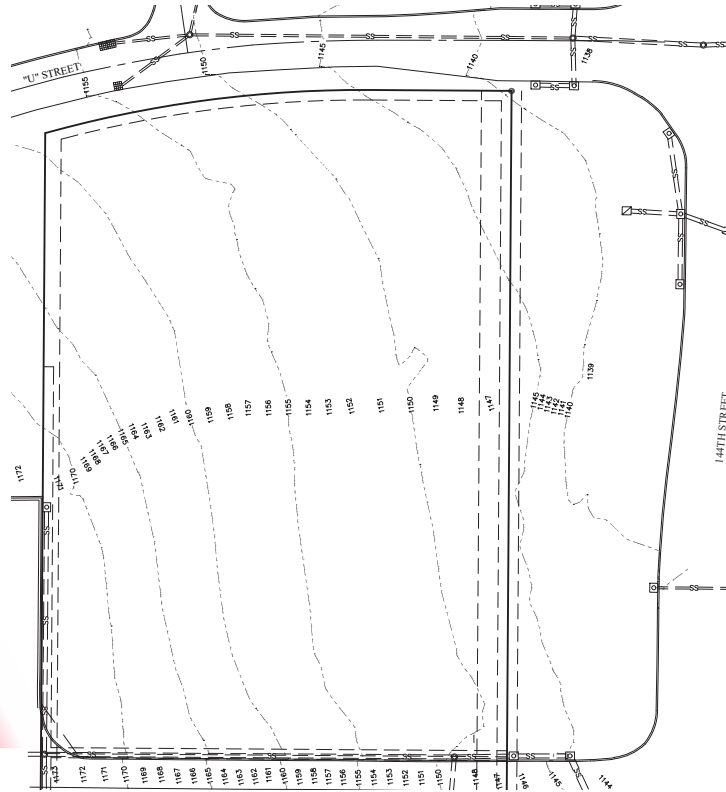
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Site Plan






SURVEY AVAILABLE!

Property Highlights

Address	5620 S 144th Street Omaha, NE 68137	
Sale Price	\$1,200,000	\$1,050,000
Price/SF	\$17.64	\$11.93
Gross Acres	2.02	
Gross SF	88,105 SF	
Flood Plain	No	
Utilities	At Street	
Zoning	CC - Community Commercial	
Traffic Count	45,956 EADT (144th & Millard Ave)	

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1-mile	13,652	\$79,282	5,709
3-mile	90,825	\$90,355	36,296
5-mile	208,189	\$87,040	83,572

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AERIAL MAP



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