

OAK VIEW HOLLOW

3404-3430 S. 144th Street / Omaha, NE

1,584 SF Retail Space / For Lease

YOUR NAME HERE

EXCELLENT VISIBILITY!



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*Richard Secor, Jr. has ownership interest in the Property and is also a licensed Nebraska real estate broker.

WE ARE
THE CENTER
OF RETAIL

LUNDCO.COM

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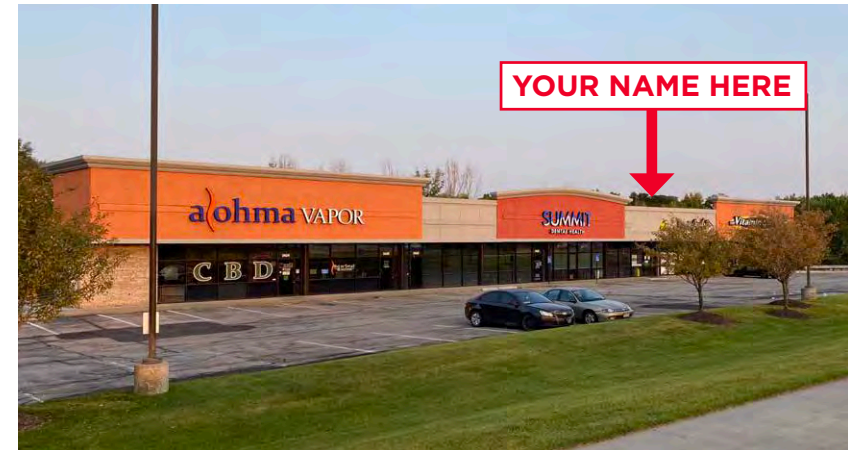


PROPERTY OVERVIEW




Exciting opportunity offering tremendous visibility off busy 144th Street! Suitable for many uses including dining, drycleaning, floral, insurance, medical, optical and others.

PROPERTY HIGHLIGHTS

Lease Rate	\$20.00 PSF NNN
Total Available	1,584 SF
Building Size	13,022
Year Built/Renovated	2002/2011
Total Site Area	1.26 AC
Zoning	MU
Traffic Counts	38,854 SF
2024 Budgeted Operating Expenses	\$3.63 Taxes \$0.48 Insurance \$5.71 CAM
	\$9.82 PSF TOTAL



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	9,411	\$77,371	3,802
3 Miles	92,414	\$83,238	35,392
5 Miles	240,329	\$83,009	93,427

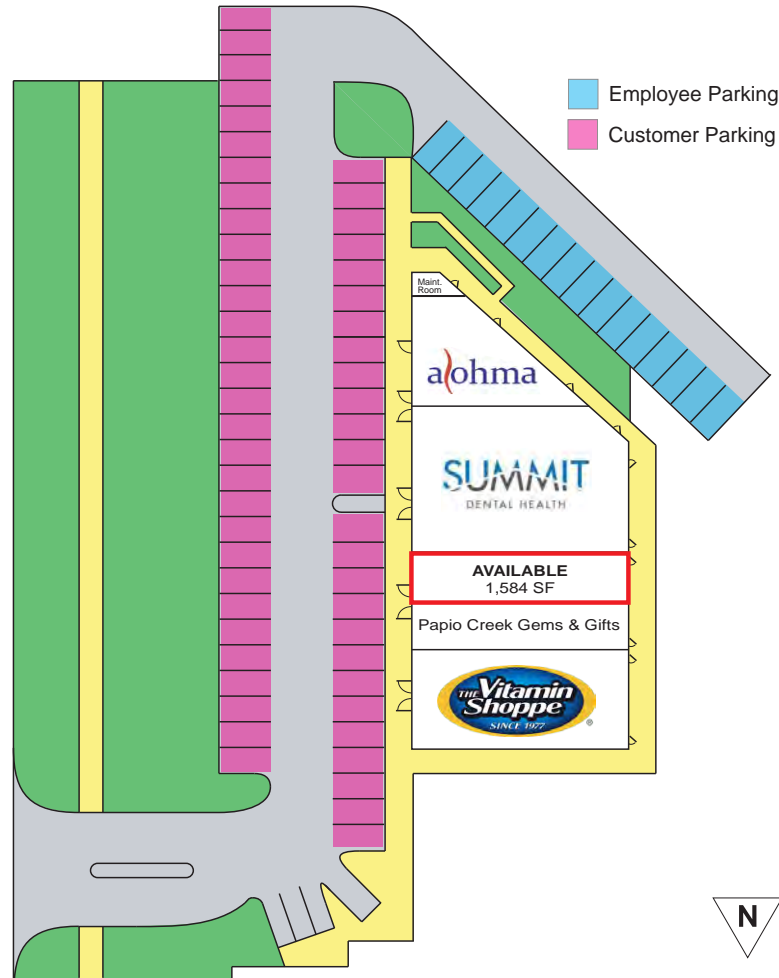
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