



FOR SUBLEASE

Former CVS Pharmacy
2609 S. 132nd Street | Omaha, NE 68144
13,232 SF RETAIL SPACE

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.

GREAT VISIBILITY, GREAT LOCATION

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**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

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Property Highlights

Rental Rate	\$17.00 PSF NNN
NNN Expenses	\$5.11 PSF
Year Built	2011
Total Bldg. SF	13,232 SF
Master Lease Expiration Date	1/31/37
Parking	65 Stalls
Acres	1.50 AC
Zoning	CC




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NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	12,198	\$70,111	5,468
3 Mile	81,110	\$85,636	34,988
5 mile	255,107	\$84,898	109,212



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PROPERTY PHOTOS



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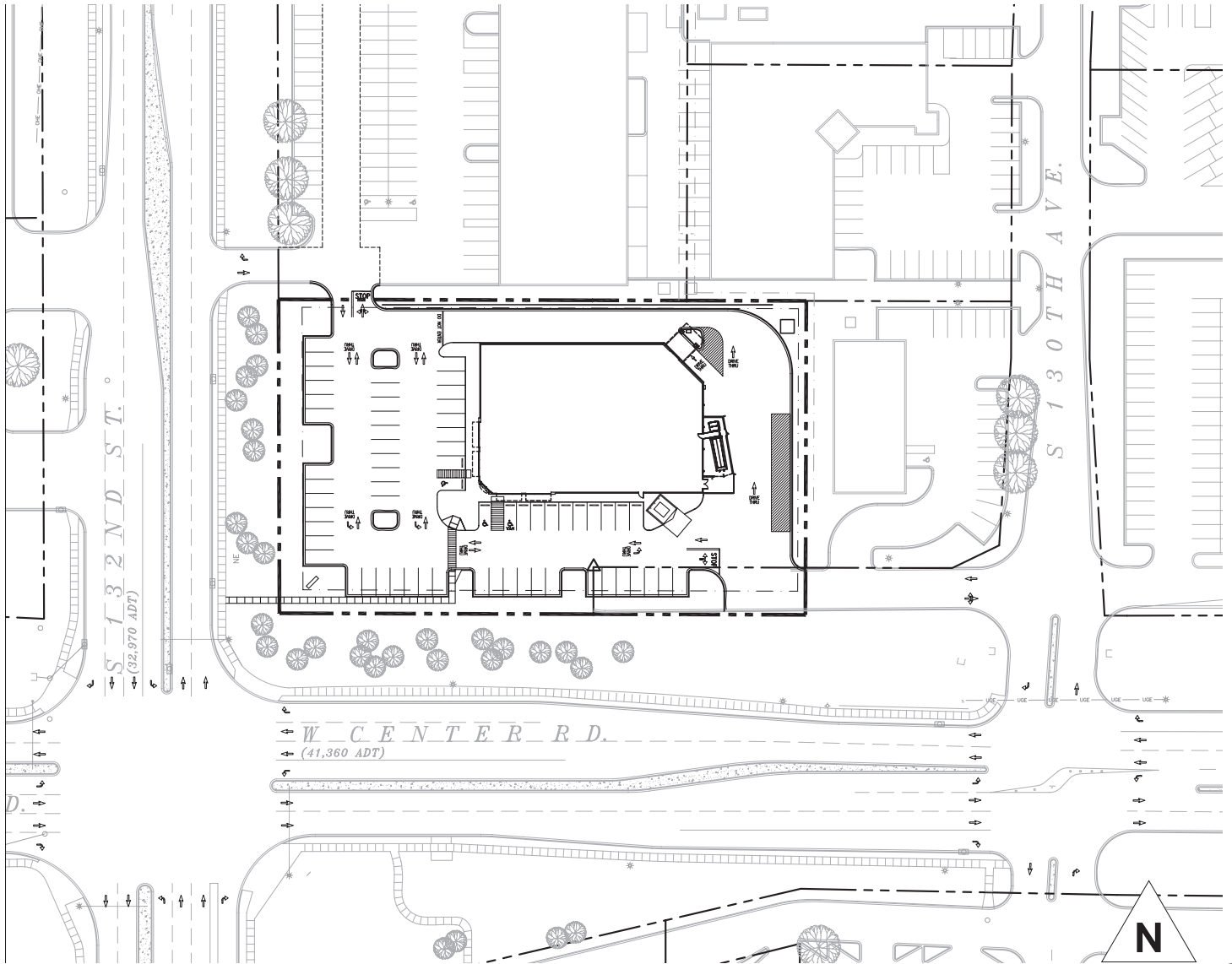
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SITE PLAN



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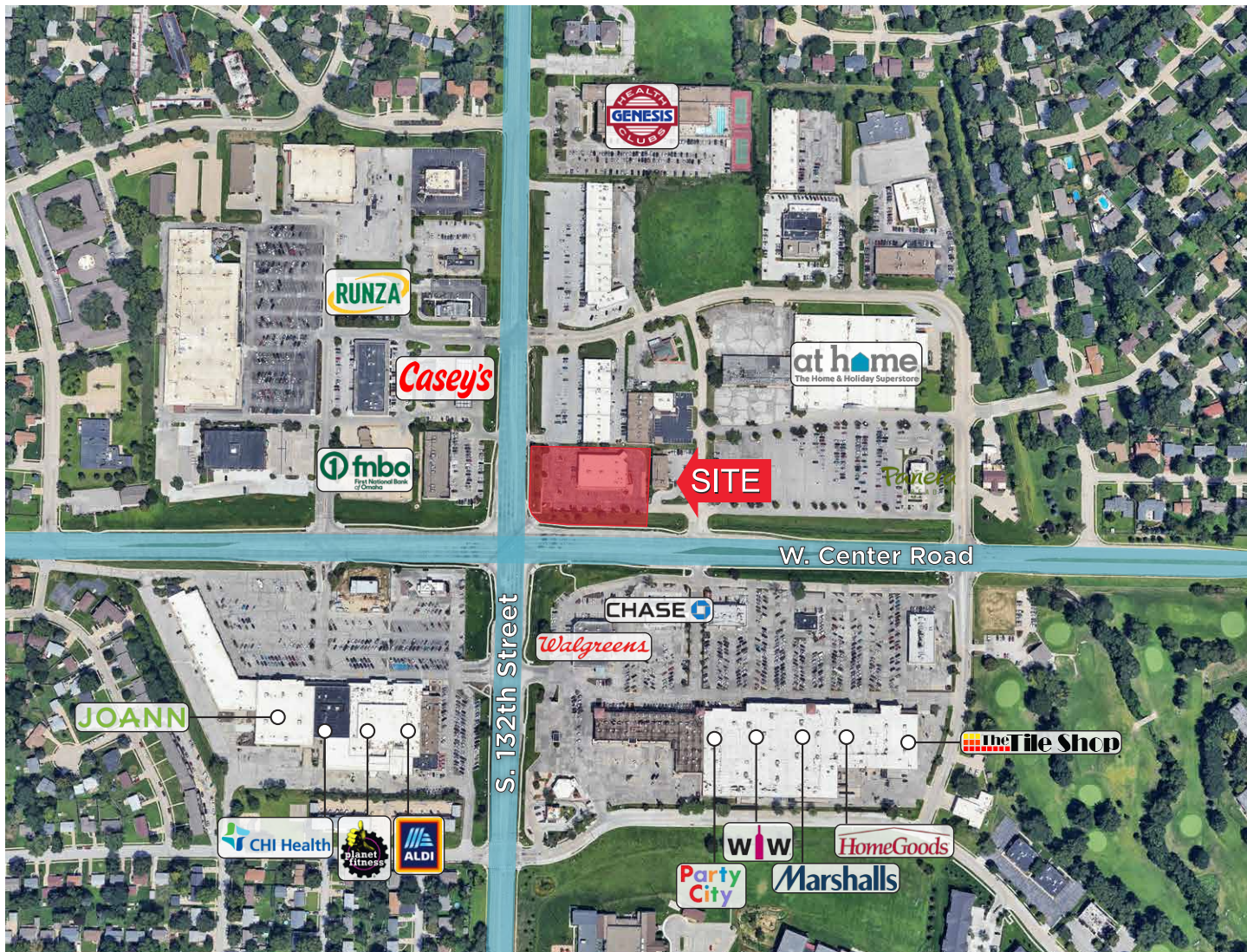
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TRADE MAP



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