



# OFFICE & RETAIL | FOR LEASE | MILLARD



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**PJ MORGAN**  
REAL ESTATE



## PROPERTY DETAILS

## DESCRIPTION

RENT/SF	\$18/sf
MONTHLY RENT	\$2,316
LEASE TYPE	Modified Gross
SF AVAILABLE	1,544
BUILDING CLASS	B

High-Traffic Location Next to Douglas County Treasurer! Join Bare Wax Co. and Dent Menders in a prime, high-visibility retail/office center in the heart of Millard. Adjacent to top-notch anchor tenants like Hy-Vee and Starbucks on a high-traffic artery. Ideal for office, professional services, or light retail. Act now to secure your business's presence in this thriving Millard hub!

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

OFFICE/RETAIL FOR LEASE | 5730 S 144TH STREET | OMAHA, NE

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## PARKING & TRANSPORTATION

<b>PARKING RATIO</b>	8:1,000
<b>PARKING TYPE</b>	Surface Lot
<b>TRAFFIC COUNT</b>	21,841

## PROPERTY & LOCATION HIGHLIGHTS

- Great signage to 144th and Millard Ave
- High Traffic - over 21,000 cars a day
- Cost-effective rent structure

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	11,074
<b>MIN DIVISIBLE</b>	1,544
<b>MAX CONTIGUOUS</b>	1,544
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	2006

## ADDITIONAL INFORMATION

<b>ZONING</b>	CBD-ACI-1(PL)
<b>NUMBER OF ACRES</b>	1.52

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## DEMOGRAPHICS

<b>POPULATION</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,404	83,895	197,988
<b>AVERAGE AGE</b>	37	38	38

<b>HOUSEHOLDS</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,307	32,135	78,457
<b>PEOPLE PER HH</b>	2.5	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$92,594	\$109,551	\$118,404
<b>AVERAGE HH VALUE</b>	\$189,065	\$236,563	\$269,726

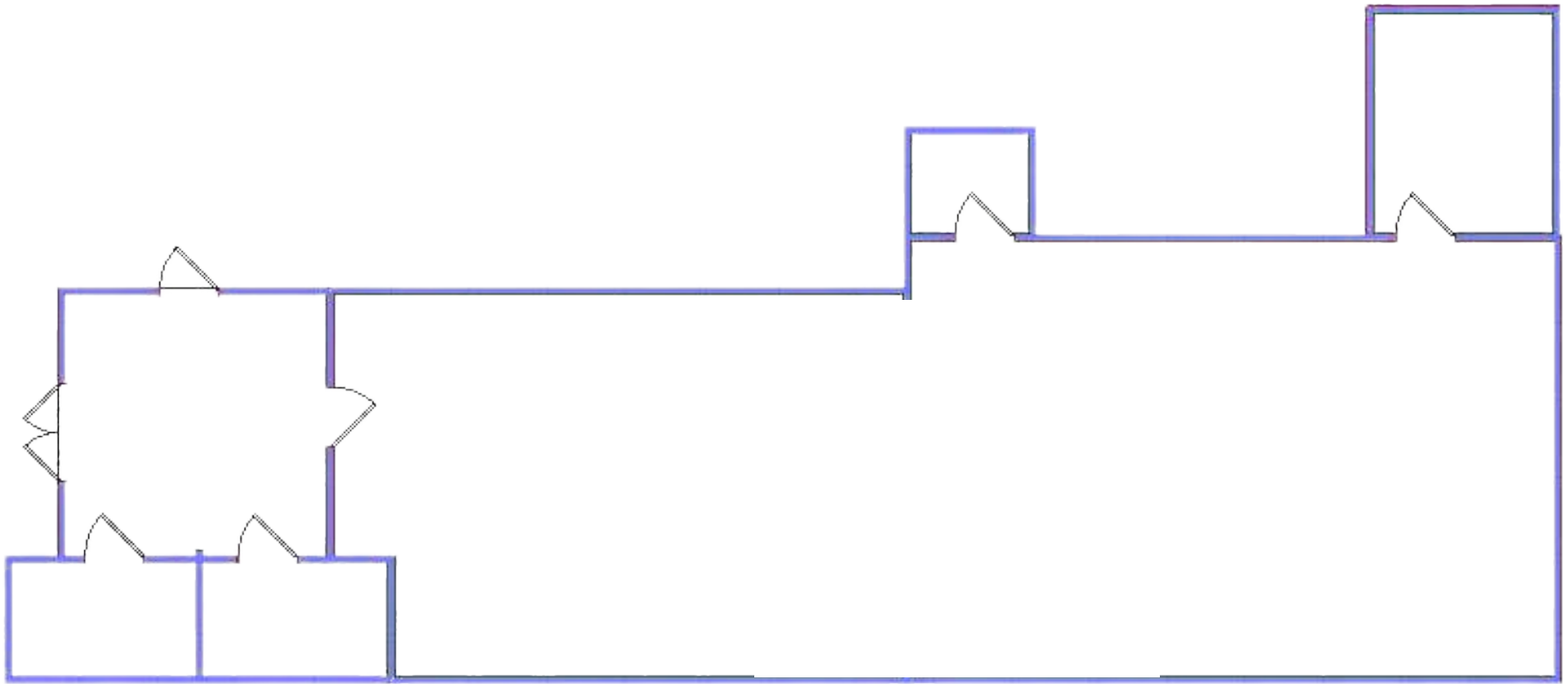


# PHOTOS

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## FLOOR PLAN

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## PLOT PLAN

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