

# 14126 West Center Rd

Omaha, NE 68144



## RETAIL | FOR LEASE



## PROPERTY HIGHLIGHTS



### ADDRESS:

14126 West Center Rd  
Omaha, Nebraska 68144



### SPACE'S AVAILABLE:

2615: 3,759 SF  
Former Gym  
2647: 2,368 SF  
Former Restaurant  
14126: 1,879 SF (Retail)  
14150: 1,941 SF (Wide Open)



### LEASE RATE:

Negotiable



### ZONING:

Commercial



### ACCESS Commercial, LLC

[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Turnkey former restaurant space with equipment and furniture, former gym and small shop spaces.

This highly visible space is situated by Oakview Mall, VASA Fitness (the most trafficked gym in Nebraska), and Heartwood Preserve - all driving consistent foot traffic to the area.

Located at the high-traffic intersection of 144th Street (33,591 VPD) and West Center Road (34,844 VPD), with a strong daytime population ensuring maximum visibility for your business. Ample parking with a great tenant mix and many new anchors to the area along with a brand-new LED monument sign.

Amber Olson

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523





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## 3-MILE AERIAL



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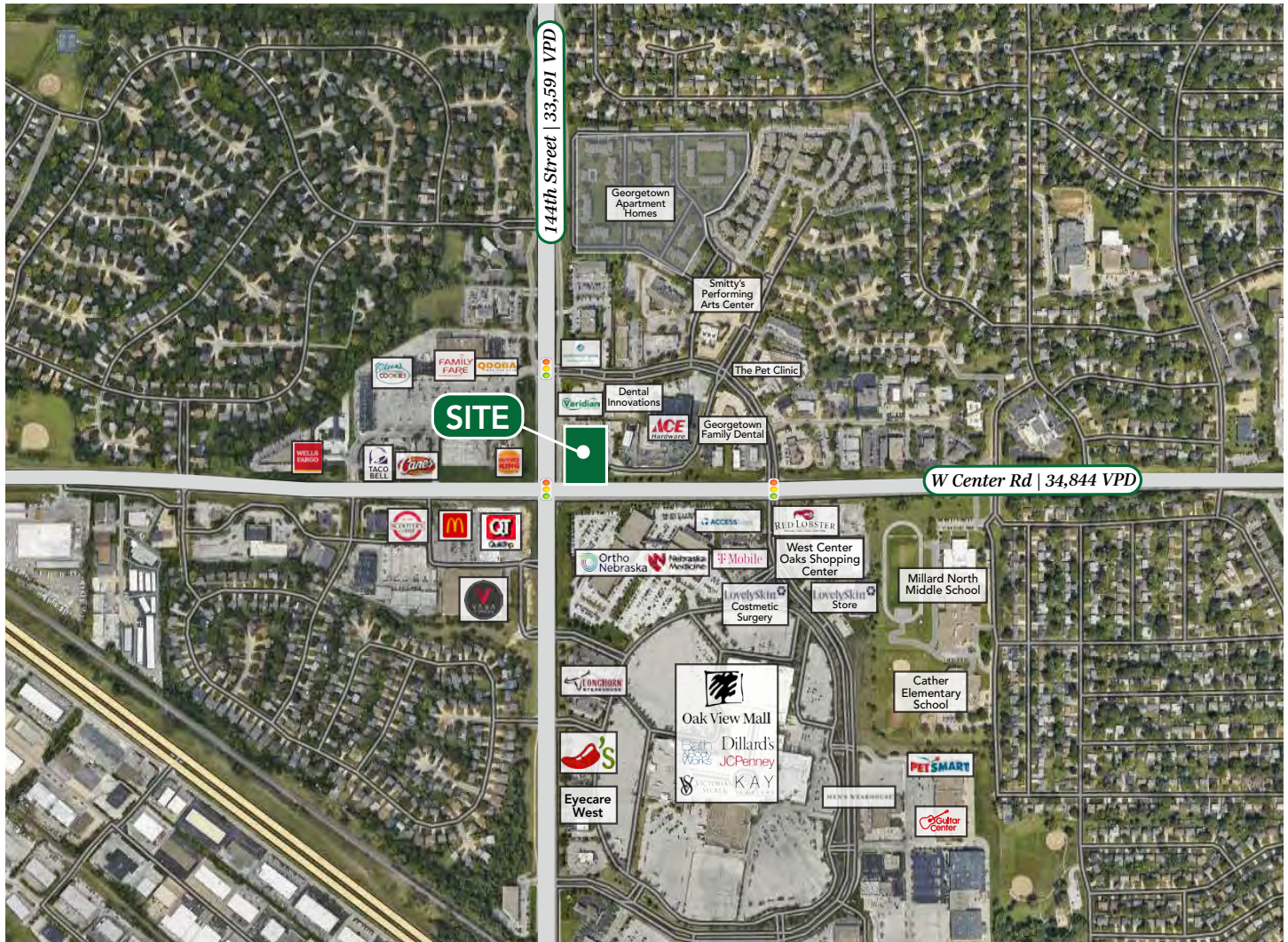




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## LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	8,949	\$86,130	3,784	10,997	8,921	711
3-mile	85,676	\$103,898	34,730	77,502	56,873	4,814
5-mile	240,641	\$107,271	98,277	195,632	143,326	11,081

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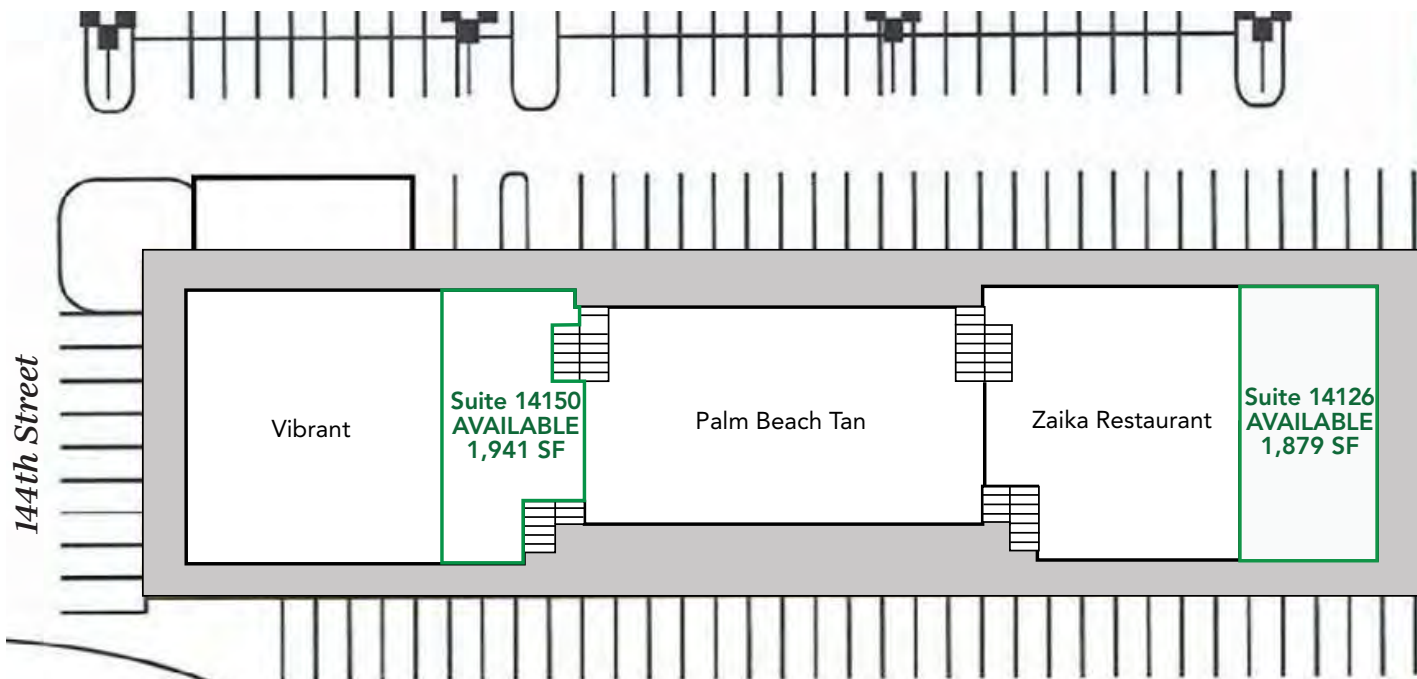
# 14126 West Center Rd

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## SITE PLAN

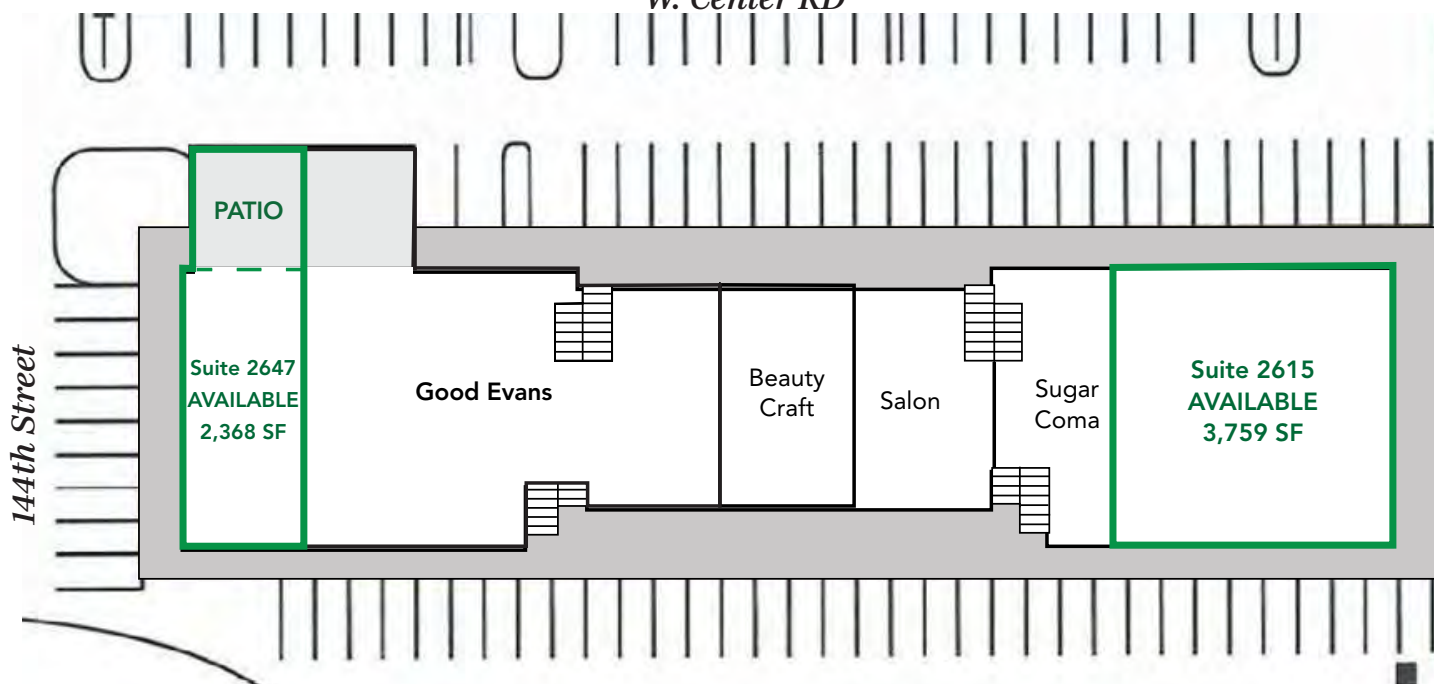
### 1st Floor

W. Center RD



### 2nd Floor

W. Center RD



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## PLACER.AI

**Placer.ai Software** offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



### VISITS

818,000

in the last 12 months



### RANKING

99th

percentile nationwide



### VISITS

418,400

in the last 12 months



### RANKING

94th

percentile statewide



### VISITS

221,500

in the last 12 months



### RANKING

94th

percentile nationwide

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## PHOTOS



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## SUITE 2647 PHOTOS



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## SUITE 2615 PHOTOS



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## SMALL SHOP SUITES

SUITE 14150



SUITE 14126



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## LISTING TEAM



### Amber Olson Senior Broker Associate

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the State of Nebraska, and has been a member of the international Council of Shopping Centers (ICSC) since 2008.

Amber Lives in Valley, Nebraska with her husband and two kids. She enjoys traveling and spending time with her family at the lake.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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