

Retail/ QSR Building Little King Real Estate FOR SALE & FOR LEASE

Retail/ QSR Building

14005 Q St

Omaha, NE 68137

Property Highlights

- \$1,100,000 or \$40/SF/YR NNN
- 1,992 SF/ Drive-Thru/ Stacking Lane
- Q St & Millard Corridor Frontage
- Excellent Parking
- Excellent: Population
- Excellent: Households
- Excellent: HH Income
- Excellent: Traffic Count



Property Description

Prime high-visibility commercial real estate opportunity located at 14005 Q Street in Omaha. This property is currently occupied by a Little King Franchisee; Situated on a large lot with over 25,200 SF and excellent frontage and exposure along Q Street, the site offers strong traffic counts and easy access. The versatile layout, drive-thru, & stacking lane and generous parking make it an ideal location for a **quick-service restaurant, retail user, or another growing business**. This is a rare opportunity to acquire or lease a well-positioned commercial site in a proven corridor with long-term upside.



Offering Summary

Available SF:	1,992 SF
Sale Price	\$1,100,000
Lease Rate	\$40/SF/YR NNN
Year Built	1988
Lot Size	0.58 AC / 25,264 SF
Zoning	CC

Listed By:

Mike Blackmon & Bob Wertheim

Cell: (402) 981-7337 & (402) 510-8093

Mike.Blackmon@bhhsambcommercial.com &

Bob.Wertheim@bhhsamb.com

Commercial.bhhsamb.com

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PROPERTY DETAILS

Sale: \$1,100,000 & Lease: \$40/SF/YR

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Property Details

Property Type	Retail
Zoning	CC
Lot Size	0.58 AC / 25,264 SF
Traffic Count	32,140
Cross Streets	Q St & Millard Ave
Property Taxes	\$6,248.24

Location Information

Building Name	Little Kings
Street Address	14005 Q St
City, State, Zip	Omaha, NE 68137
County/Township	Douglas

Parking & Transportation

Parking Type	Surface
Parking Spaces	12

Building Information

Building Size	1,992 SF
Building Class	C
Number of Floors	1
Year Built	1988
Drive-Thru	YES
Stacking Land	YES

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	2

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	10,717	85,507	205,445
Households	4,304	33,371	79,751
HH Income	\$86,681	\$105,343	\$116,339

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BUILDING LAYOUT

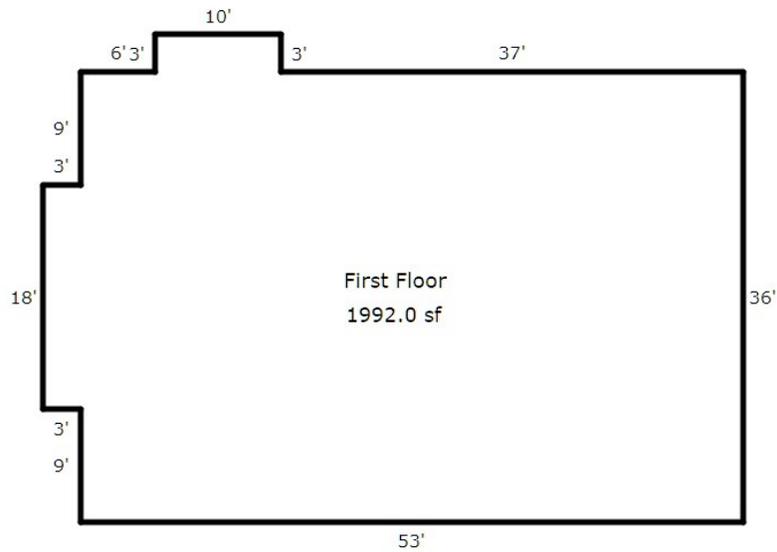
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Fast Food Restaurant

14005 Q Street



Sketch by Apew Sketch

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PLOT AERIAL

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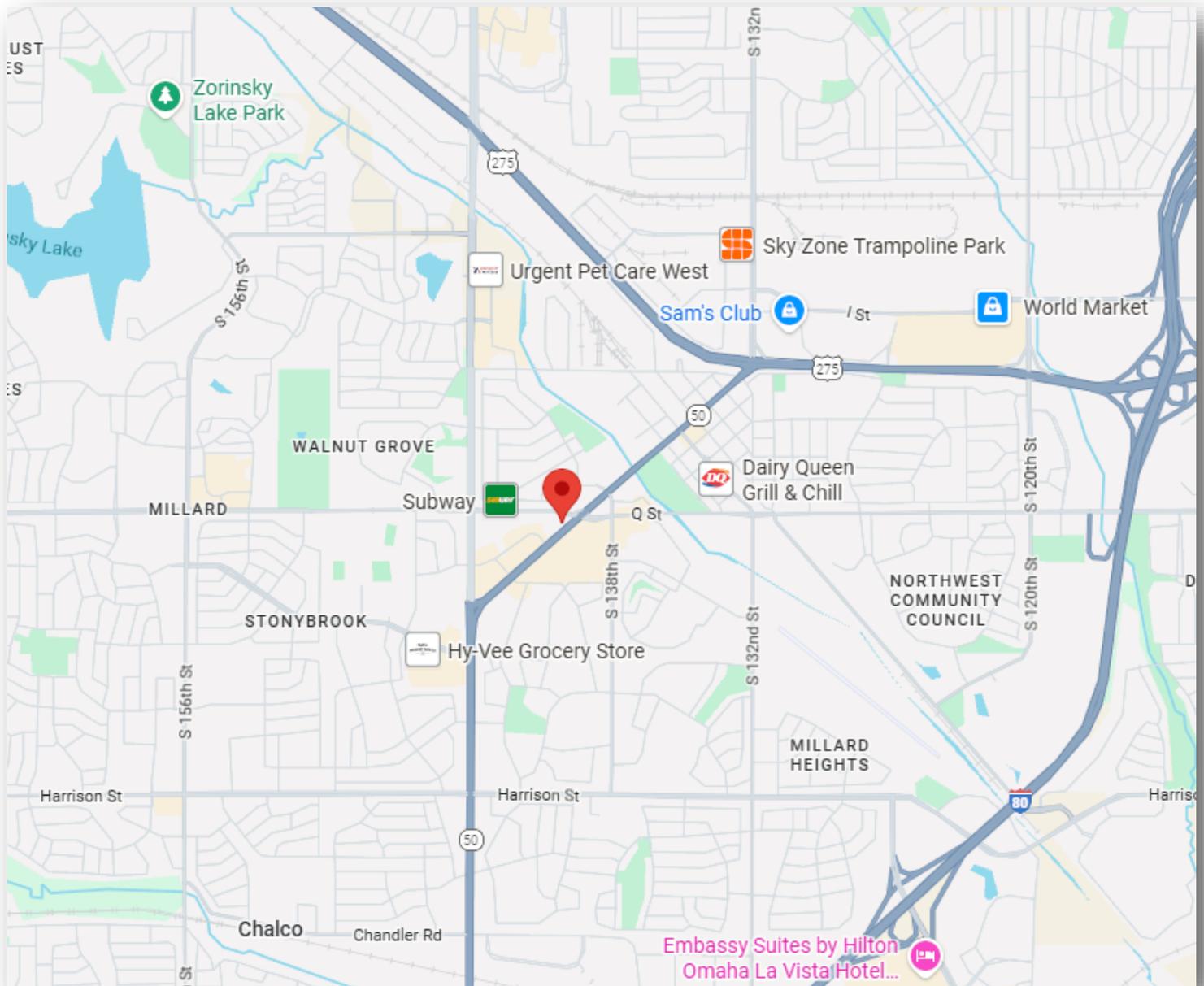
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MAP AERIAL

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PHOTOS

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