

SUMMIT POINTE

14126 W Center Rd, Omaha, NE 68144

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- High-traffic intersection
- Versatile floor plans
- Easily accessible and great visibility with new monument sign

OFFERING SUMMARY

Lease Rate:	Negotiable
Suite 2615 Former Gym	3,679 SF
Suite 2647 Former Bar	2,255 SF
Suite 14134 Former Restaurant	5,440 SF
Suite 14150 Wide Open Space	1,701 SF



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate

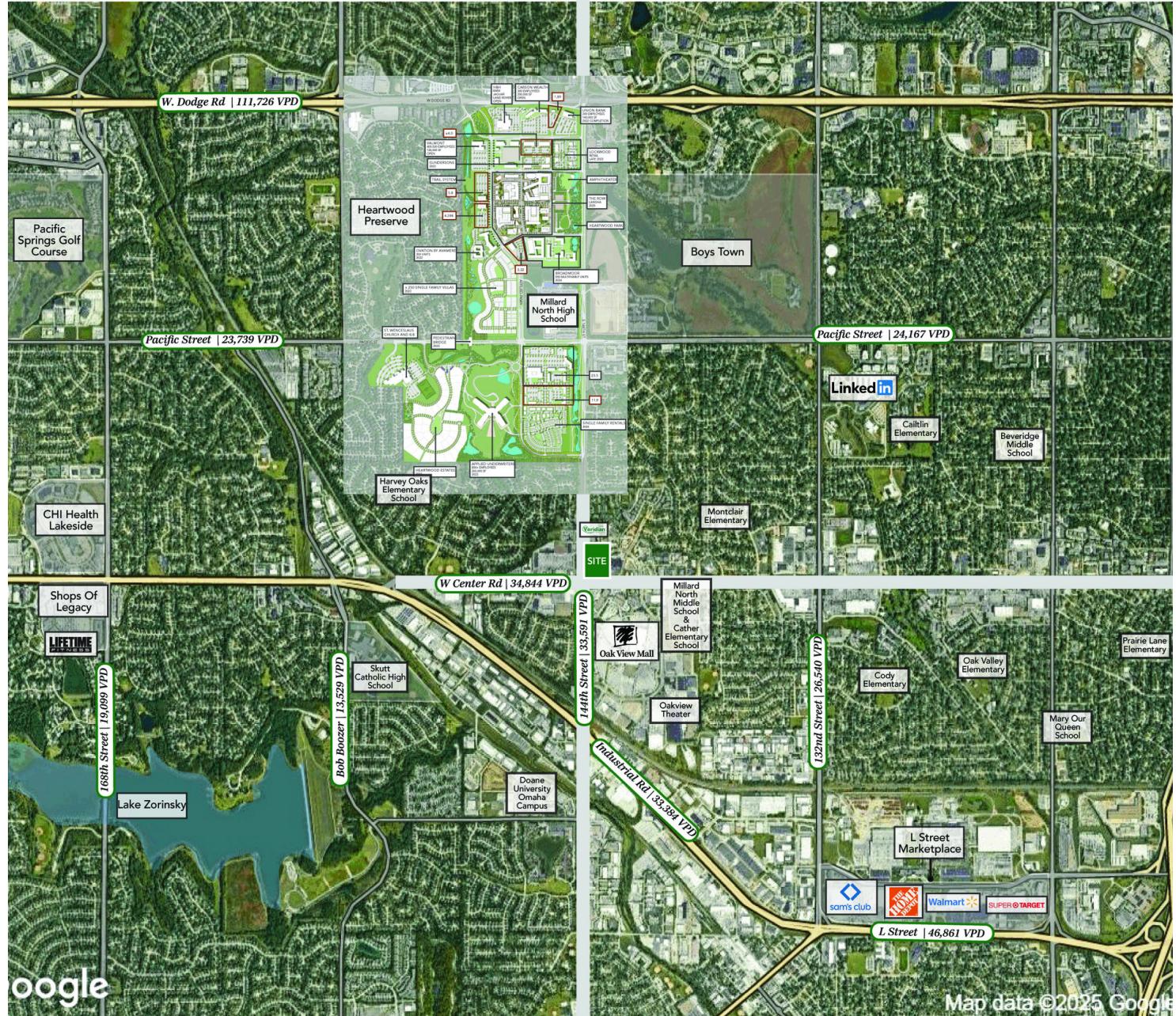
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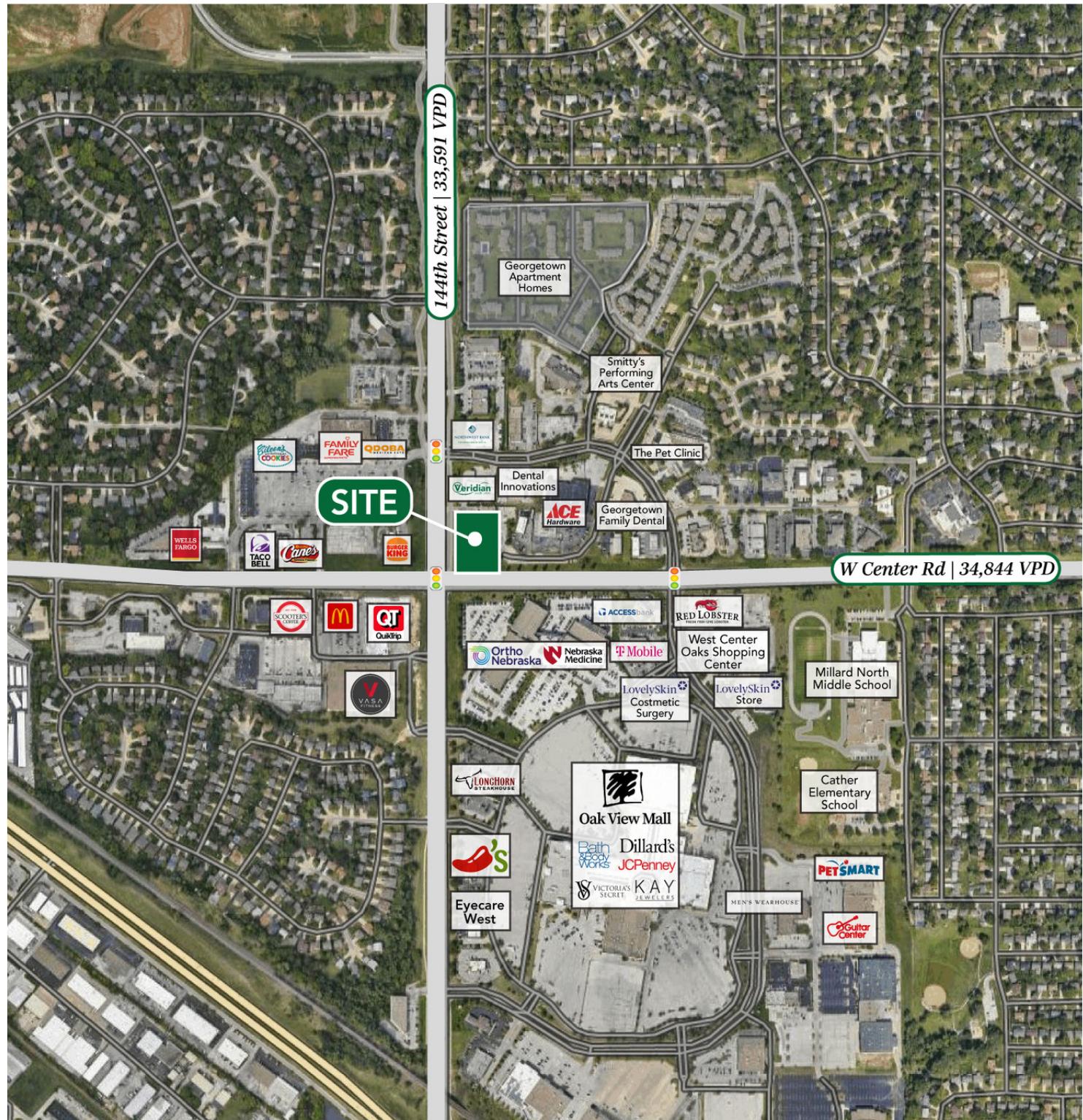
3-MILE MAP



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LOCAL AERIAL



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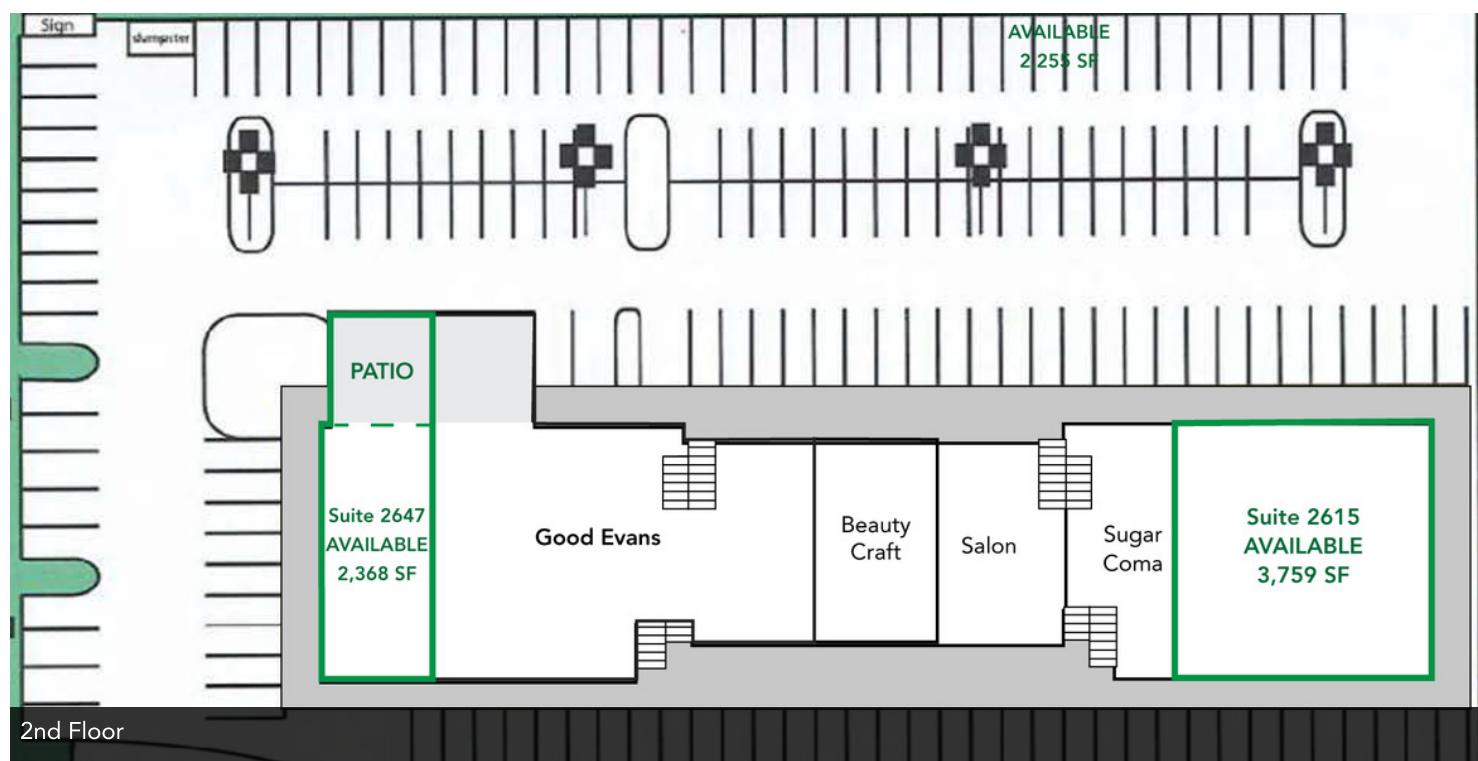
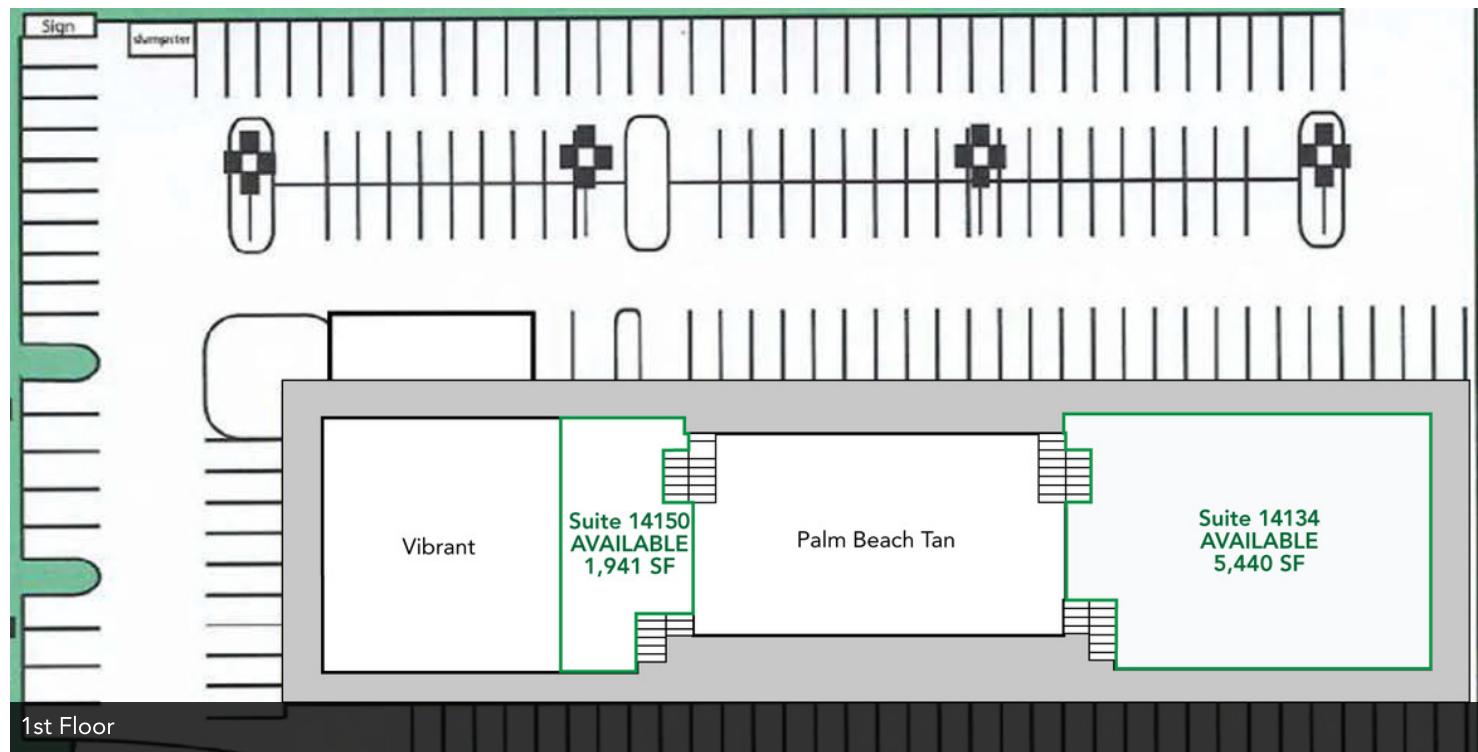
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SITE PLAN



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PHOTOS



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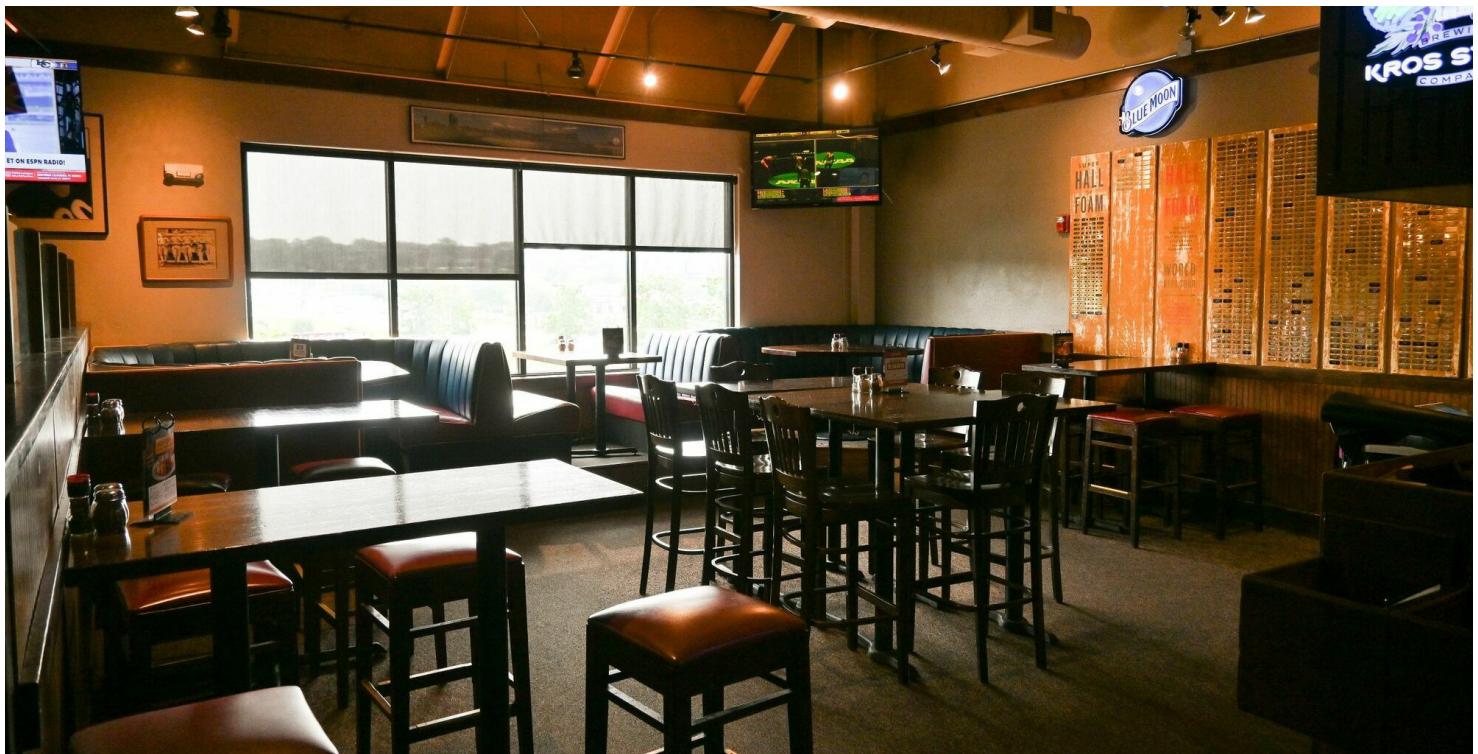
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SUITE 2647



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SUITE 2615



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SUITE 14134



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SUITE 14150



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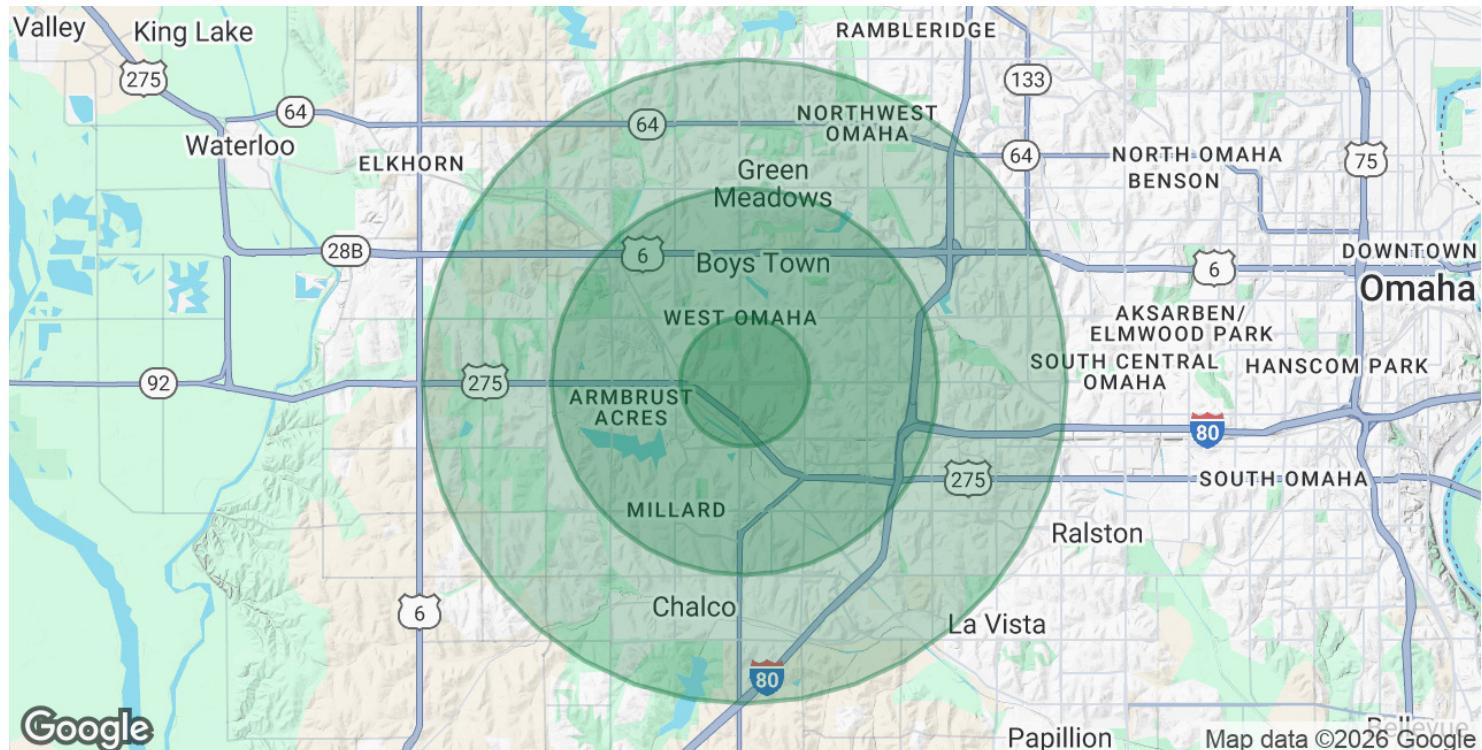
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,374	86,276	254,054
Daytime Population	16,390	105,147	273,730
Employees in Area	5,454	48,412	144,355

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,871	34,405	100,765
Average HH Income	\$101,585	\$123,267	\$132,118
Median HH Income	\$85,244	\$98,603	\$107,456

Demographics data derived from AlphaMap



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PLACER.AI DATA



14445 W Center Rd, Omaha, NE



VISITS

995,100

in the last 12 months



RANKING

99th

percentile nationwide
#1 Gym in Nebraska



14060 W Center Rd, Omaha, NE



VISITS

219,100

in the last 12 months



RANKING

94th

percentile nationwide
#2 Store in Nebraska



14444 W Center Rd, Omaha, NE



VISITS

403,300

in the last 12 months



RANKING

93rd

percentile statewide
#2 Store in Nebraska



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LISTING TEAM



AMBER OLSON

Senior Broker Associate

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Direct: 402.618.5523

PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

RECENT TRANSACTIONS



120th & L St, Omaha, Ne



Shadow Lake, Papillion, NE



Manawa Centre,
Council Bluffs, IA



Manawa Centre,
Council Bluffs, IA



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