

FOR LEASE



Omaha, NE



TURN-KEY RESTAURANT SPACE AVAILABLE W/PATIO & SMALL SHOPS

PRIME LOCATION!

PROPERTY HIGHLIGHTS:

- Former restaurant's equipment and furniture included
- Located near Oakview Mall, OrthoNebraska Hospital, VASA Fitness and Heartwood Preserve
- Great visibility to high traffic intersection with 144th Street at 33,345 VPD and West Center Rd at 30,875 VPD
- Brand new LED monument sign
- Strong daytime populations
- Ample parking with a great tenant mix and many new anchors to the area

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Emily Faltys
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C: (402) 992 - 0848

Amber Olson
amber@accesscommercial.com
C: (402) 618 - 5523

ADDRESS:

14126 West Center Rd
Omaha, NE

AVAILABLE:

14150: 1,701 SF (Wide Open)
14126: 1,850 SF (Retail)
2631: 6,864 SF (Former Restaurant)

RENTAL RATE:

Negotiable

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DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	13,195	80,998	201,400
Population	9,414	91,537	250,721
Average HH Income	\$122,723	\$149,562	\$150,514

37.2
MEDIAN
AGE

54,500
VEHICLES PER
DAY

11,165
EMPLOYEES
IN AREA

781
BUSINESSES
IN AREA

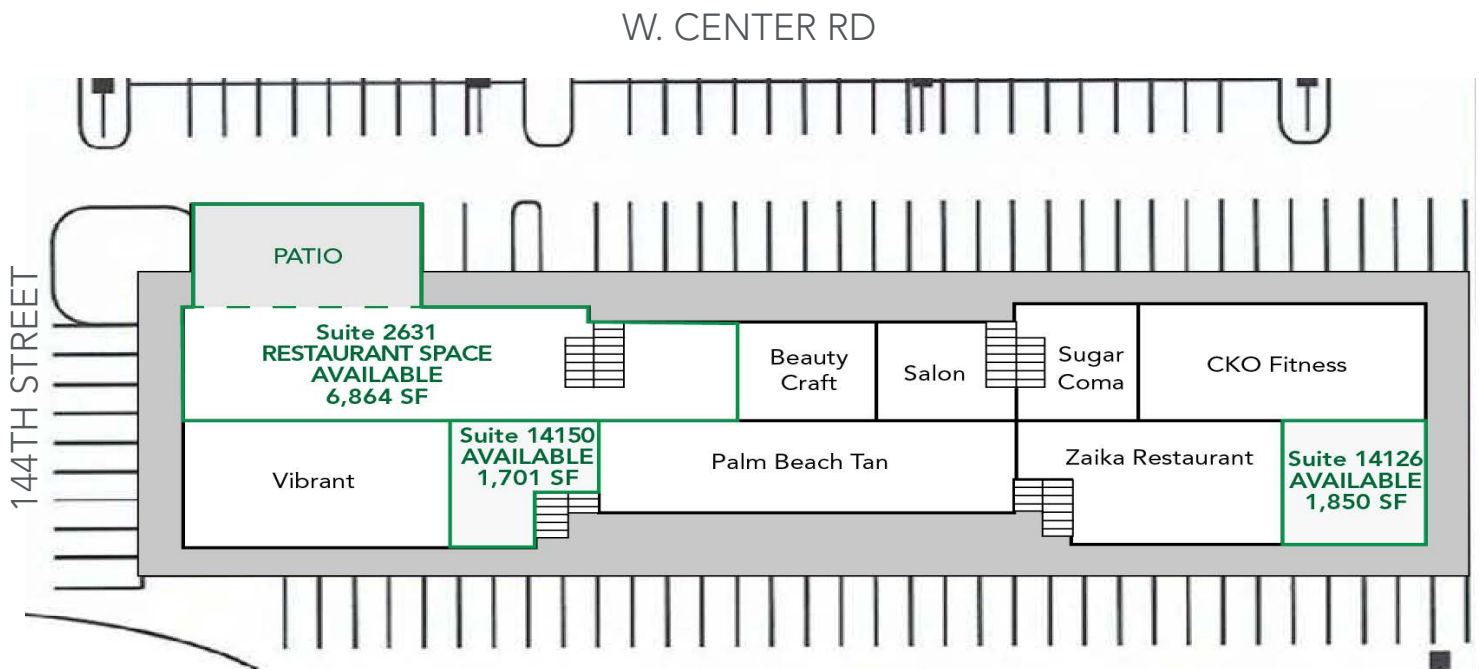
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SUITE	SF	DETAILS	RENT
14150	1,701	Wide Open Space	Negotiable
14126	1,850	Retail Space	Negotiable
2631	6,864	Former Restaurant	Negotiable

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5 SMALL SHOP Spaces



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7 | 1.5 MILE RADIUS AERIAL



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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.



EMILY FALTYS
JR BROKERAGE ASSOCIATE

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



AMBER OLSON
BROKERAGE ASSOCIATE

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. She 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.





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