



14208 PIERCE PLAZA | OMAHA, NE  
1000 SF

## OFFICE | FOR LEASE | PACIFIC WEST SHOPPING CENTER



REGI POWELL  
rpowell@pjmorgan.com  
402-885-9929



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REAL ESTATE



## PROPERTY DETAILS

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RENT	\$1,100/mo
SF AVAILABLE	1,000
BUILDING CLASS	B

## DESCRIPTION

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Great opportunity for a small office or retail bay near Boys Town, Millard North Highschool and Heartwood Preserve! Located at the corner of 144th and Pacific, near a high-traffic Dunkin Donuts. This space boasts a reception area, two small offices, a large open area, a break area, and two restrooms. Offered as sublease (thru 8/2026) or potential assignment for a strong tenant. \$1,100/mo+ utilities

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.



## BUILDING INFORMATION

BUILDING SIZE	9,940 SF
MIN DIVISIBLE	1,000 SF
MAX CONTIGUOUS	1,000 SF
NUMBER OF FLOORS	1
YEAR BUILT	1975

## ADDITIONAL INFORMATION

ZONING	CC
NUMBER OF ACRES	2

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## PARKING & TRANSPORTATION

PARKING RATIO	4
PARKING SPACES	72
TRAFFIC COUNT	32,312

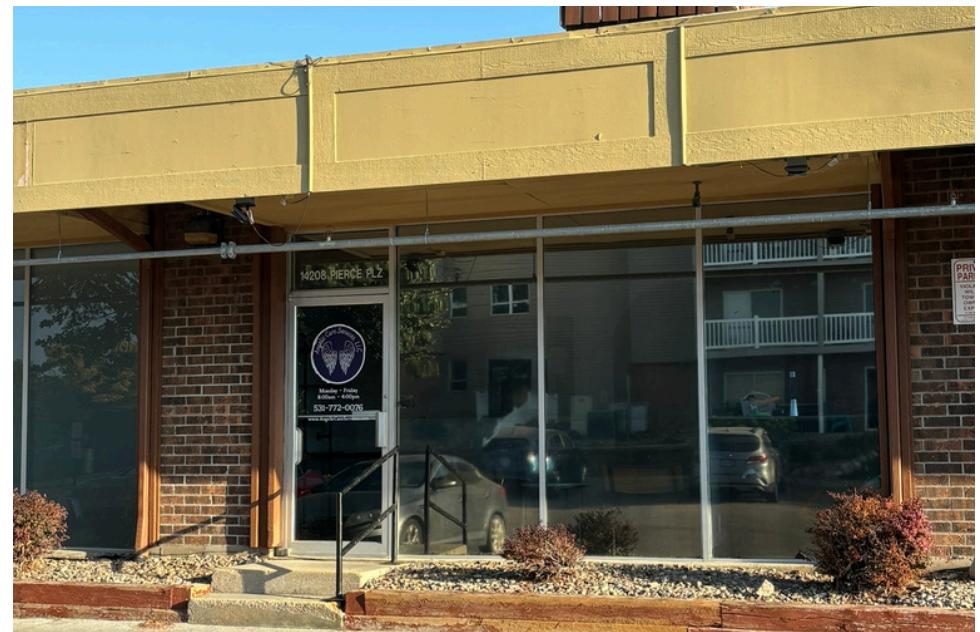
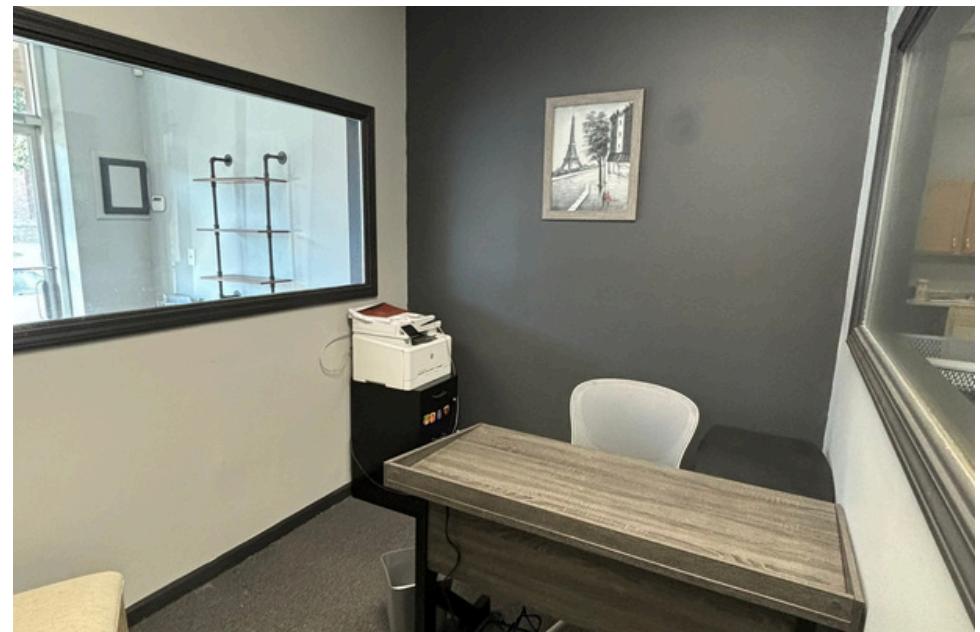
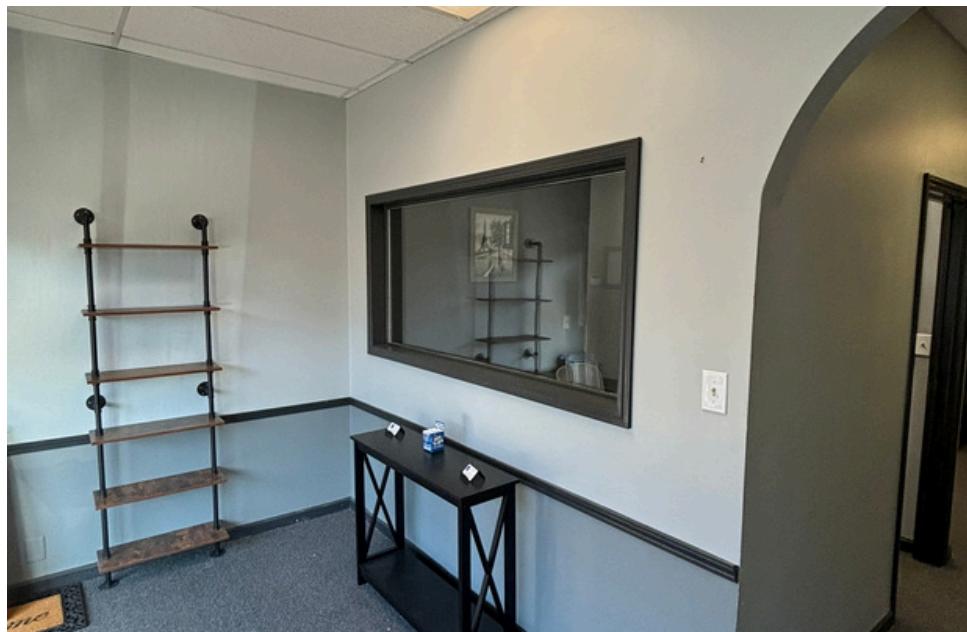
## PROPERTY & LOCATION HIGHLIGHTS

- Located near Boys Town, Millard North Highschool and Heartwood Preserve!
- Great for a small office or retail business
- \$1,100 mo plus utilities
- Sublease through March 2026

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,756	80,180	251,456
AVERAGE AGE	36	40	38

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,004	32,444	99,22
PEOPLE PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$102,361	\$117,087	\$115,607
AVERAGE HH VALUE	\$248,605	\$260,536	\$267,250



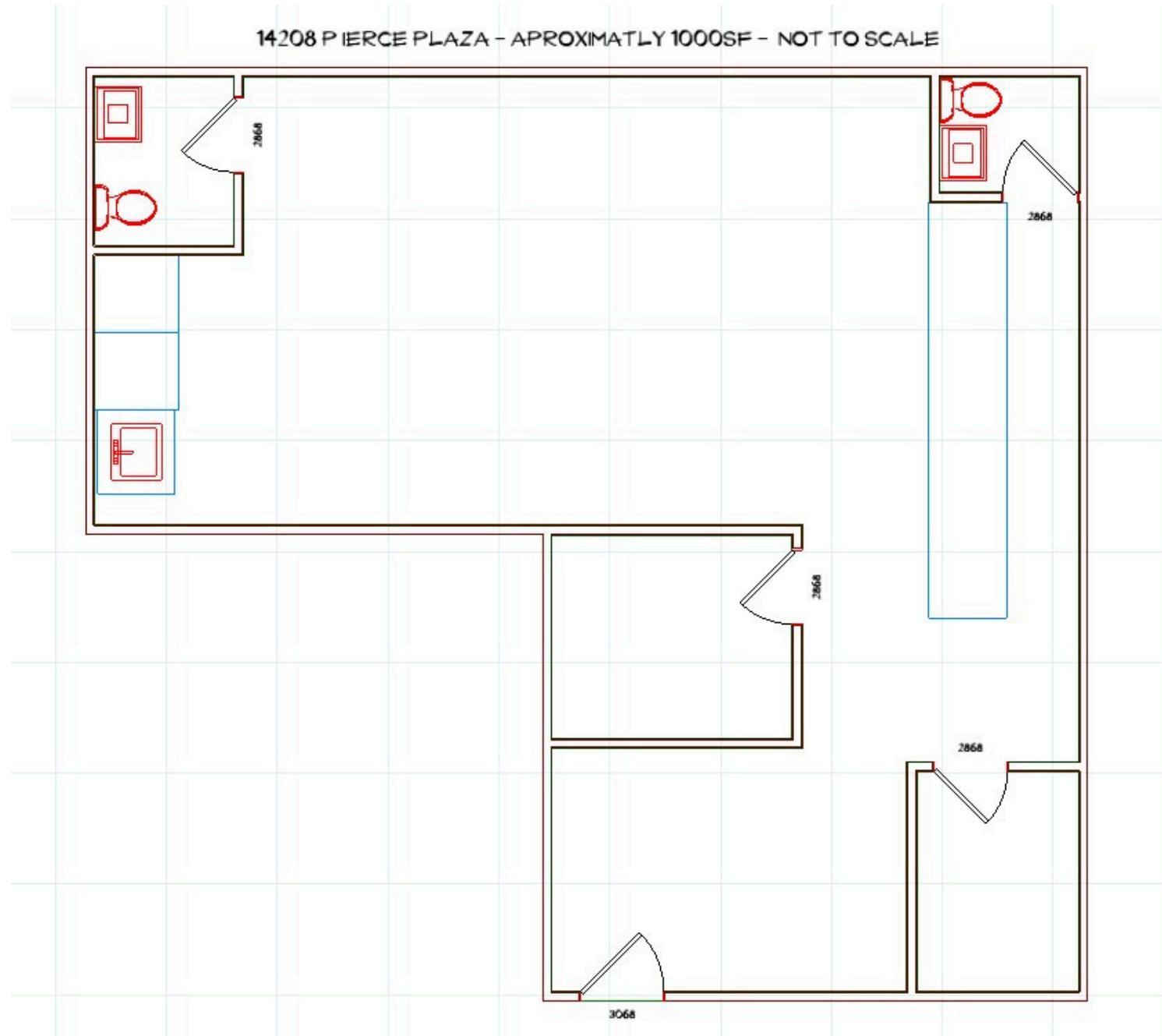
## PHOTOS

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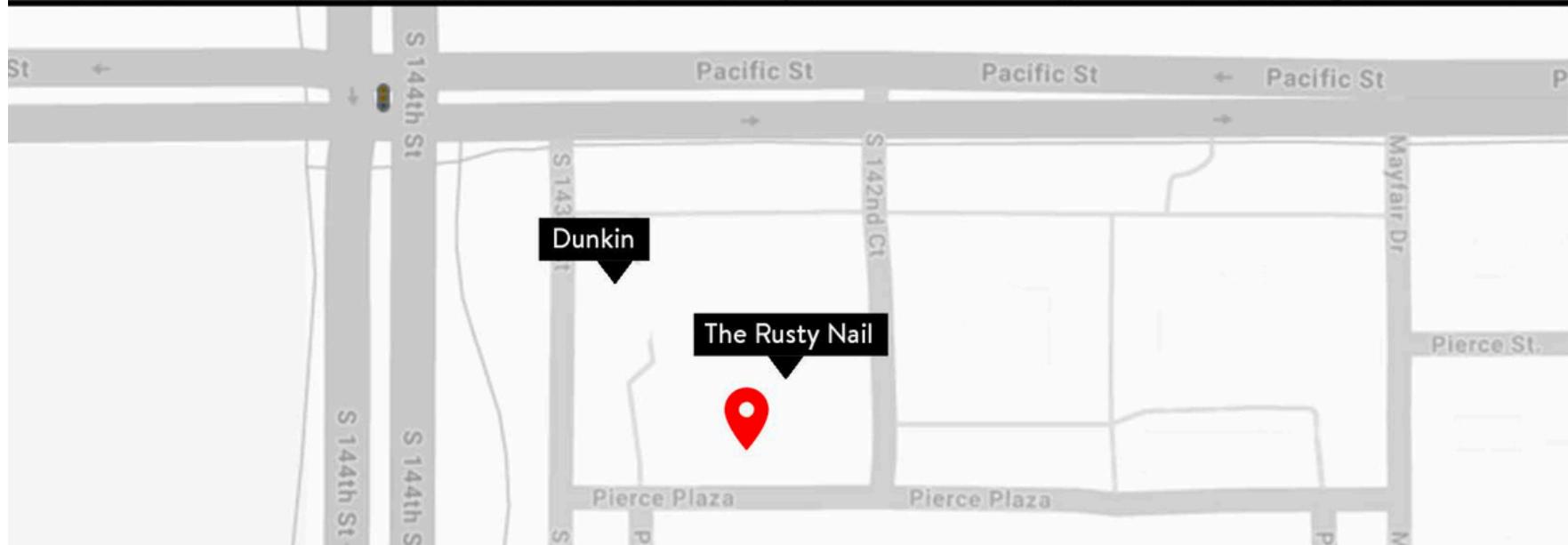
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14208 PIERCE PLAZA - APPROXIMATELY 1000SF - NOT TO SCALE



FLOOR PLAN

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## AREA BUSINESSES

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