

FOR LEASE > RETAIL SPACE

# FORMER LITTLE HANDS DAYCARE

4859 S 97<sup>TH</sup> ST, OMAHA, NE 68127



Accelerating success.



## Building information

Type of Listing:	Retail for Lease	Intersection:	97 <sup>th</sup> & M
Price:	\$8.50/SF	Submarket:	South Central
Operating Type:	NNN		
Est. Expenses:	\$1.49/SF (2017)	Heat & A/C:	RTU
Available:	Immediately	Ceiling Height:	12-18'
Total SF Available:	6,031 SF	Sprinkler:	No
Min – Max SF:	6,031 SF	Restrooms:	Multiple
Total Building SF:	6,031 SF	Parking:	4.2:1,000
Year Built:	1976/2000		

## Overview

Great opportunity to lease a former daycare center currently licensed for 92 children. Property has onsite playground and an open gym within the building. Ideal for adult daycare and youth sports facility.

Conveniently located off 96<sup>th</sup> & L.

<u>Suite #:</u>	<u>SF Available:</u>
4859	6,031 SF

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

*Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.*

## Contact us

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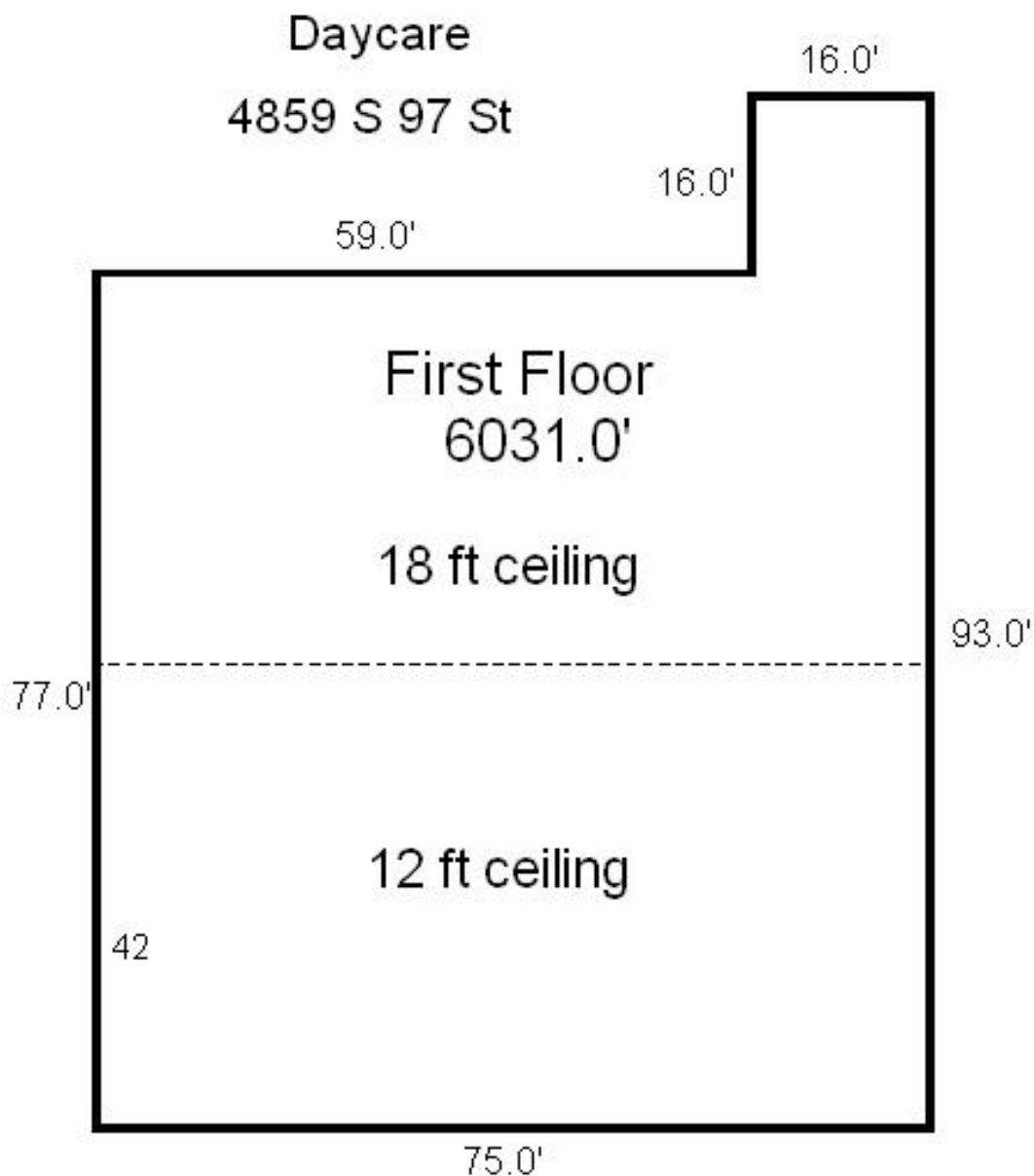
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### Floor plan



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## Aerial



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