

VILLAGE SHOPPING CENTER

RETAIL PROPERTY FOR LEASE | 3034-3042 N 90TH ST, OMAHA, NE 68134



CORI ADCOCK

Principal

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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Well-established shopping center along Omaha's busy N. 90th Street corridor. This centrally positioned center offers excellent exposure, consistent traffic along N. 90th Street, and a strong surrounding customer base. Join other successful tenants such as Chase Bank, Auto Zone, Dollar Tree and General Dollar in this thriving retail center.

PROPERTY HIGHLIGHTS

- **Prime Retail Location:** Positioned on high-traffic N. 90th Street just north of Maple Street
- **Well-Maintained Center:** Join a stable mix of neighboring tenants in a professionally managed shopping center
- **High Daily Traffic Counts:** Benefit from strong vehicle and pedestrian traffic throughout the day
- **Ample On-Site Parking:** Easy access for customers with plentiful surface parking
- **Demisable** from 2,400 SF to 4,800 SF

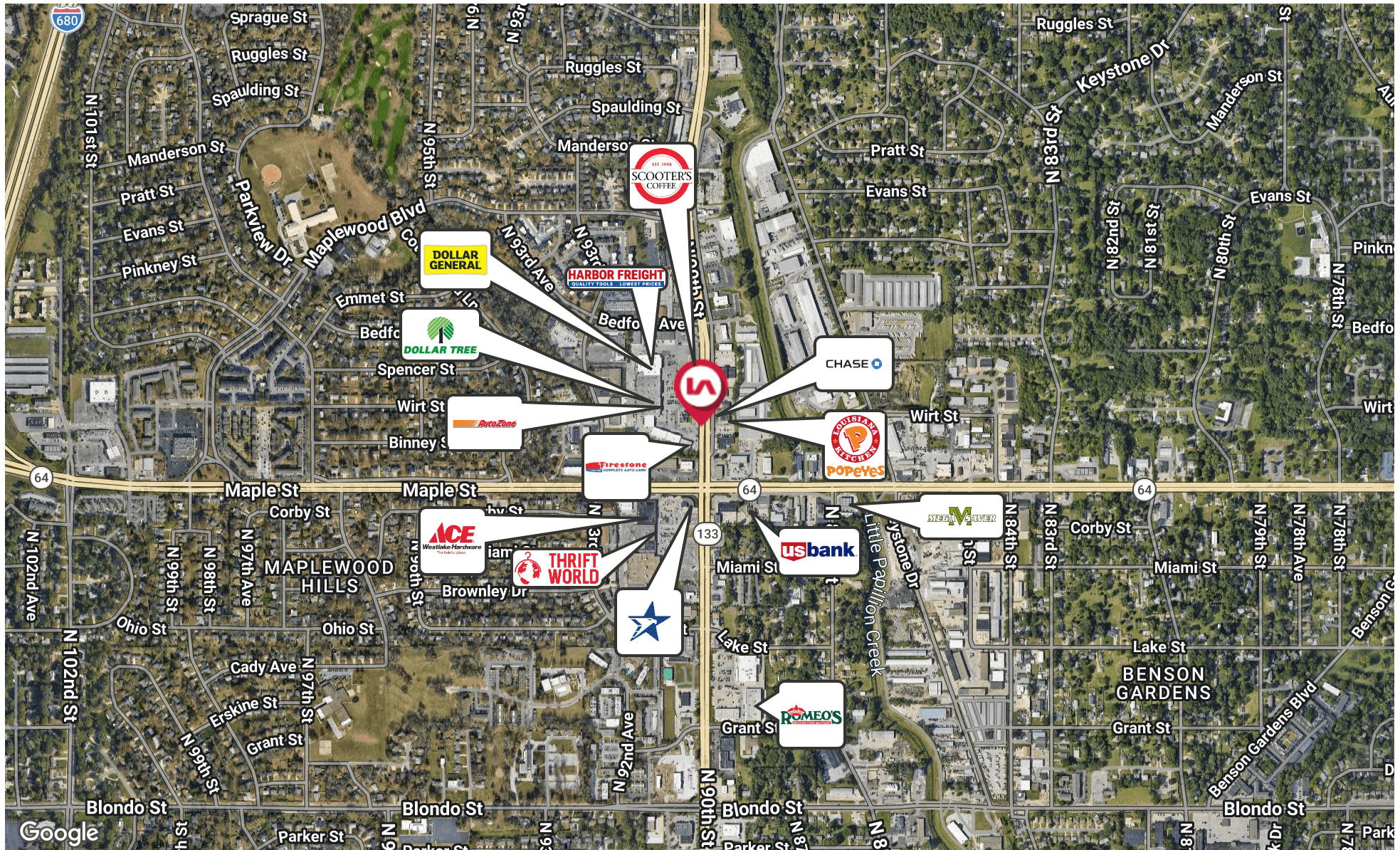
LOCATION DESCRIPTION

1,175' of frontage on N 90th Street, this submarket's main retail corridor. Ample parking.

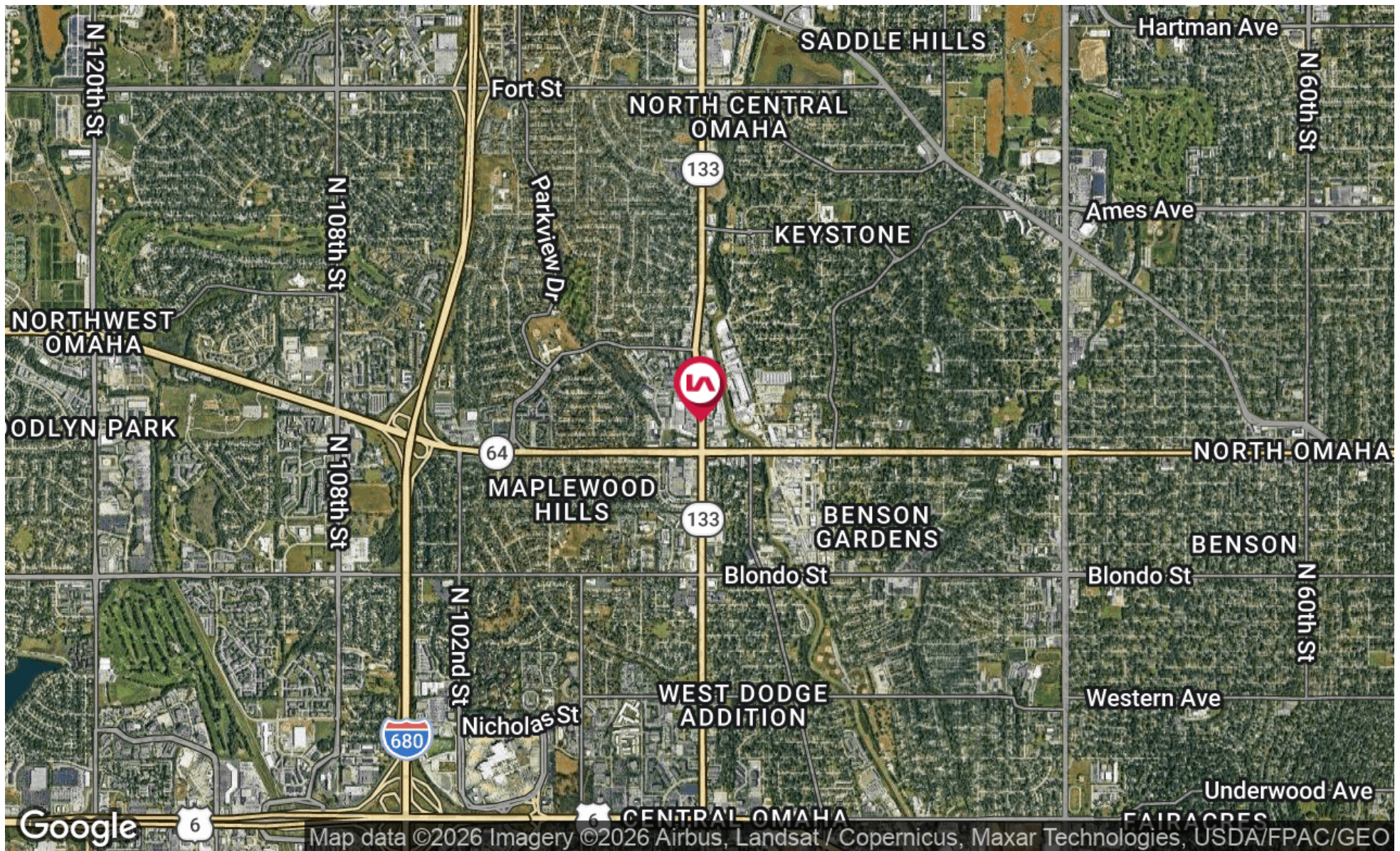
OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
NNN:	\$3.75 PSF
AVAILABLE SF:	2,400 - 7,200 SF
BUILDING SIZE:	106,379 SF

RETAILER MAP



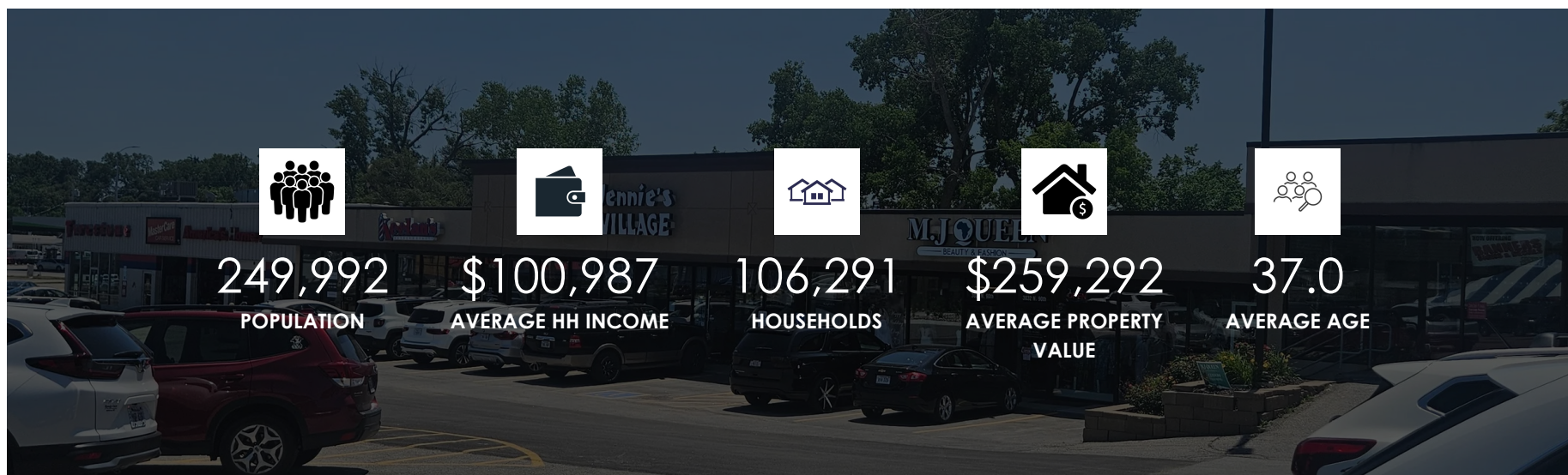
LOCATION MAP



OMAHA OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	12,188	104,796	249,992
Average Age	36.5	37.4	37.0
Average HH Income	79,332	95,854	100,987

2023 American Community Survey (ACS)



FOR
LEASE

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