

# FOR LEASE - OAK VIEW DRIVE RETAIL

## 3103 OAK VIEW DRIVE, OMAHA, NE 68144

RETAIL | 1,888 - 5,066 SF | NEGOTIABLE



### PRESENTED BY:

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## PROPERTY DESCRIPTION

Premier retail center adjacent to Oak View Mall. Two former restaurant spaces and a former salon with multiple sink hookups. Excellent signage and exposure. Ample parking and access.

## SPACE INFORMATION

- Suite 3205: 4,861 SF
- Suite 3219: 5,066 SF
- Suite 3223 1,888 SF
- Gross leases + Tenant pays utilities

## LOCATION DESCRIPTION

Oak View offers high visibility retail opportunities in an established shopping corridor, just off 144th and West Center. Join National and regional co-tenants like PetSmart, Guitar Center, Men's Warehouse, and more in this high traffic center.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
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<b>Available SF:</b>	1,888 - 5,066 SF
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## CONTACT

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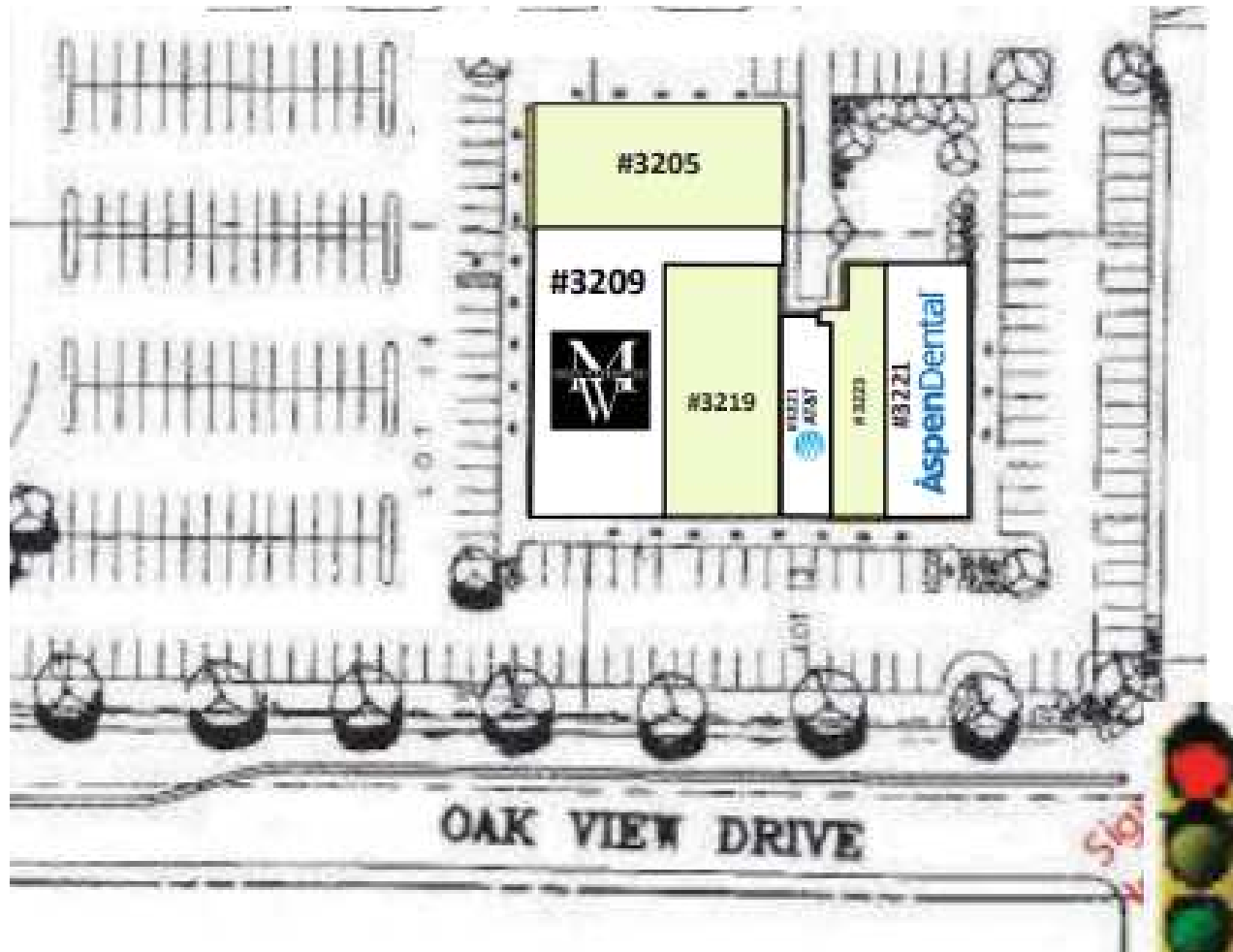
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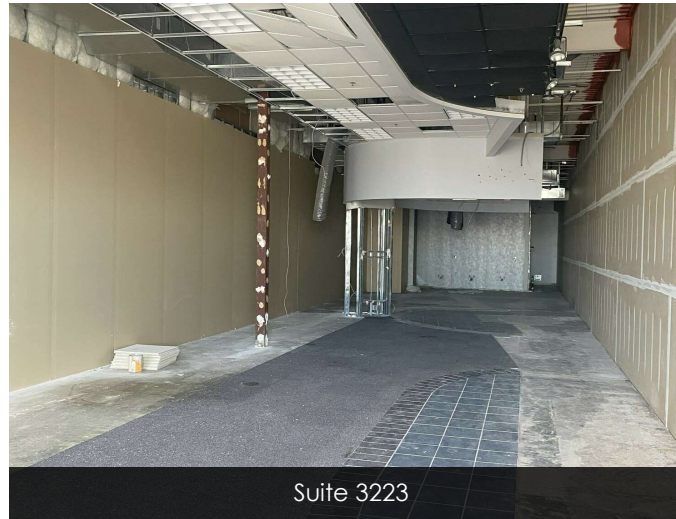
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Suite 3205



Suite 3223



Suite 3205



Facing Northwest



Facing East



Facing Southwest

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**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888





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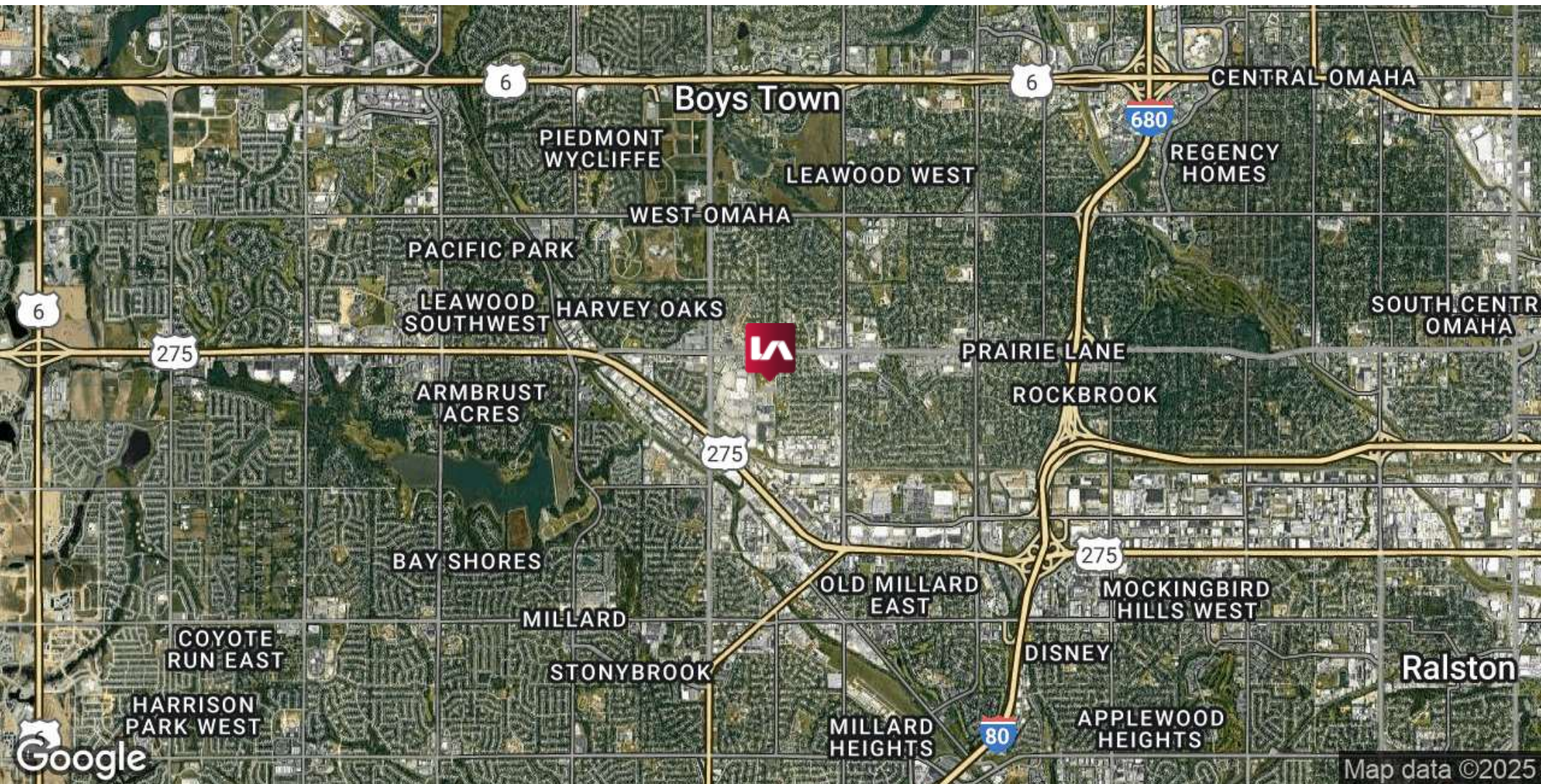
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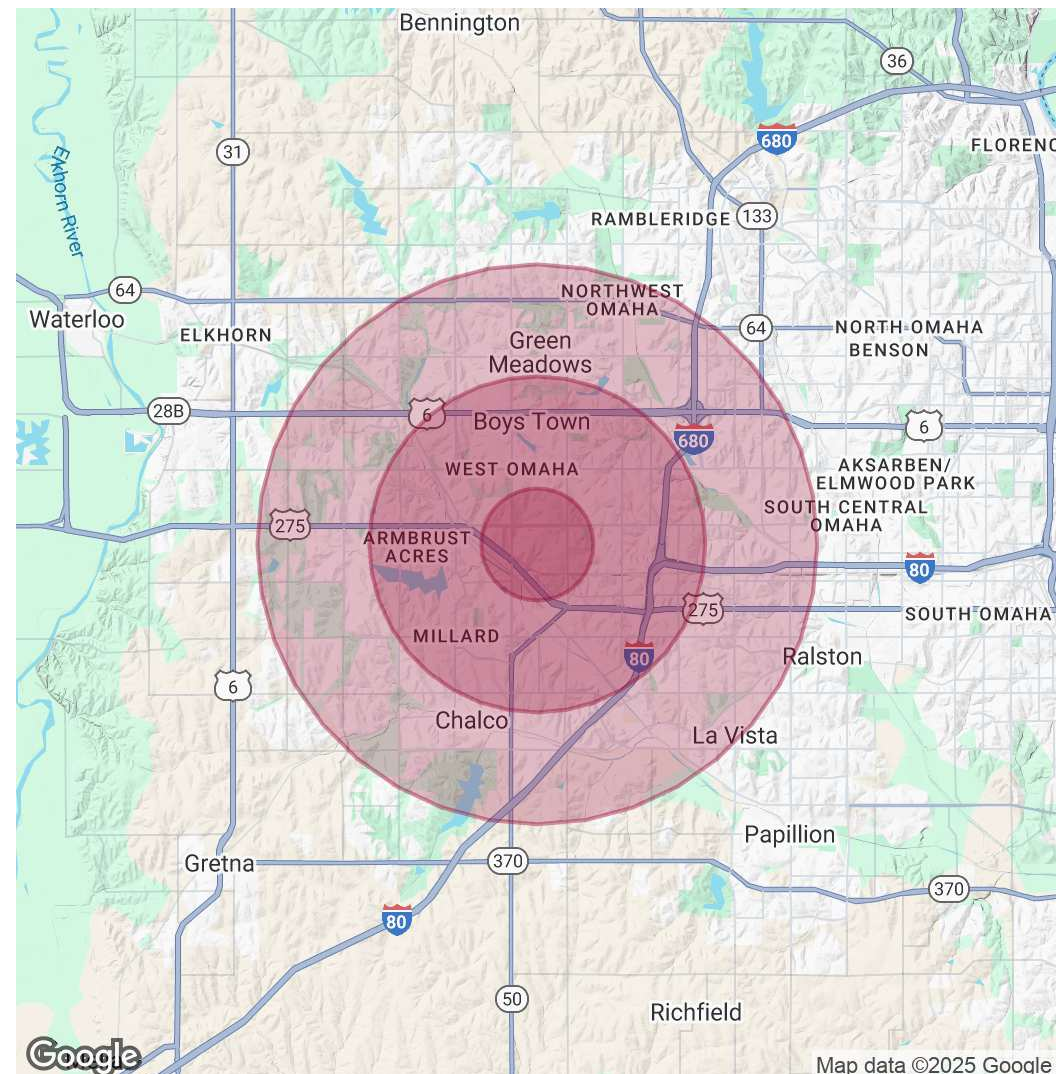
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,013	87,788	234,488
Average Age	40	41	39
Average Age (Male)	38	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,877	35,133	93,450
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$90,512	\$119,478	\$131,664
Average House Value	\$255,914	\$312,380	\$352,180

Demographics data derived from AlphaMap



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