

# FOR LEASE - VILLAGE SHOPPING CENTER

3022 & 3042 NORTH 90TH STREET, OMAHA, NE 68134

RETAIL | 1,200 - 2,400 SF | \$13 SF/YR (NNN)



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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## PRESENTED BY:

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## PROPERTY DESCRIPTION

Two spaces available in this 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.
- **Versatile Layout:** Suitable for a variety of retail, salon, or office users.

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## LOCATION DESCRIPTION

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

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$13 SF/yr (NNN)
<b>NNN:</b>	\$3.75 PSF
<b>Available SF:</b>	1,200 - 2,400 SF
<b>Building Size:</b>	106,379 SF
<b>Available:</b>	60 days

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**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3022 North 90th Street	1,200 SF	NNN	\$13.00 SF/yr	Former Salon Space.
3042 North 90th Street	2,400 SF	NNN	\$13.00 SF/yr	Suitable for a variety of retail/office users.

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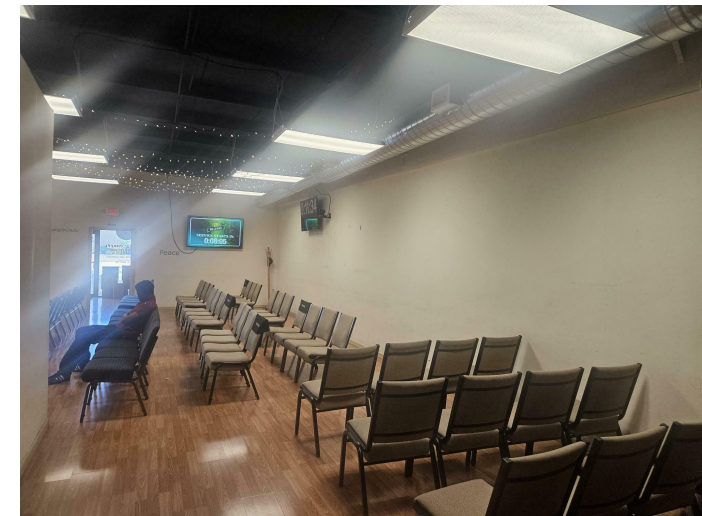
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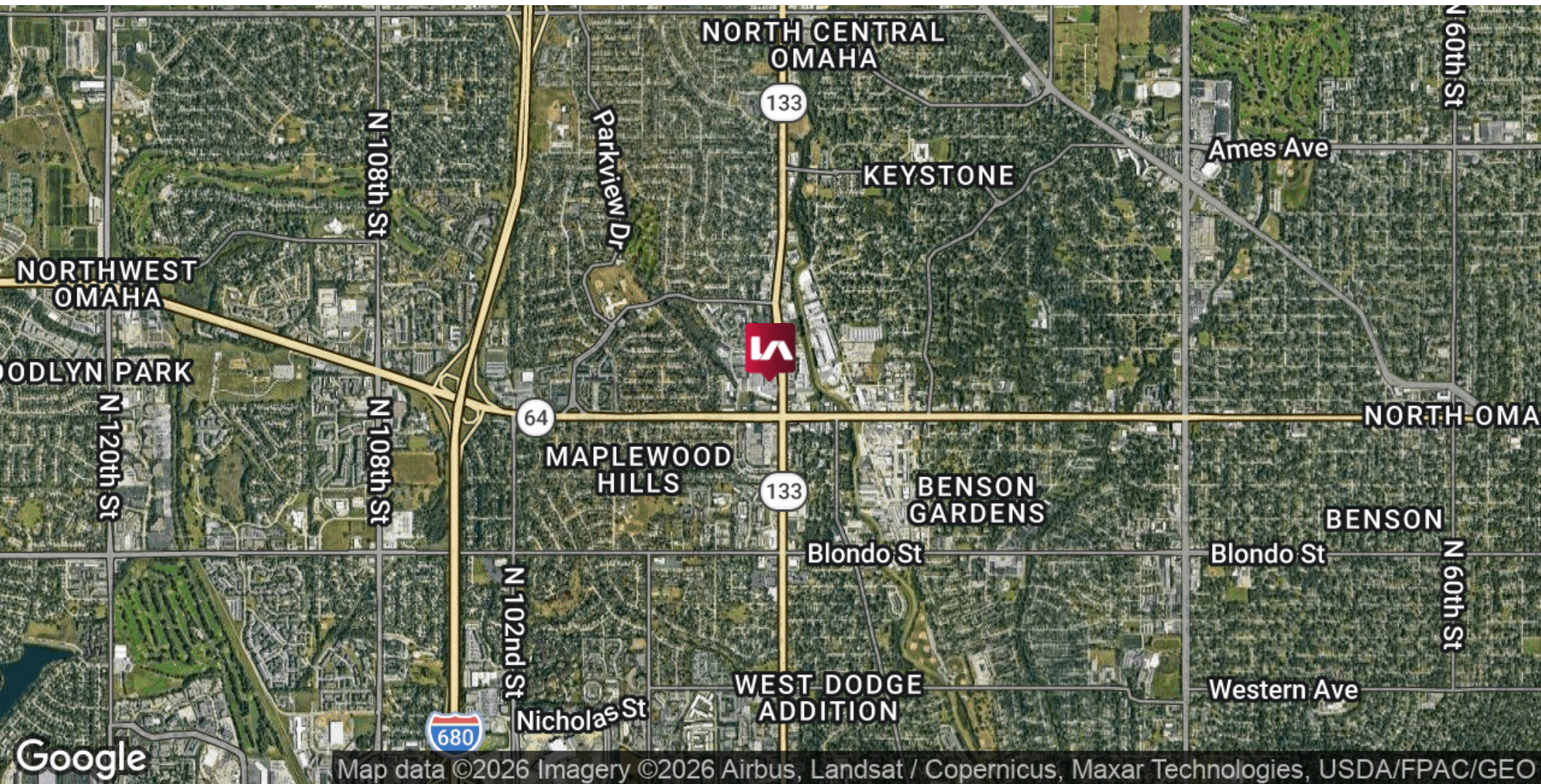
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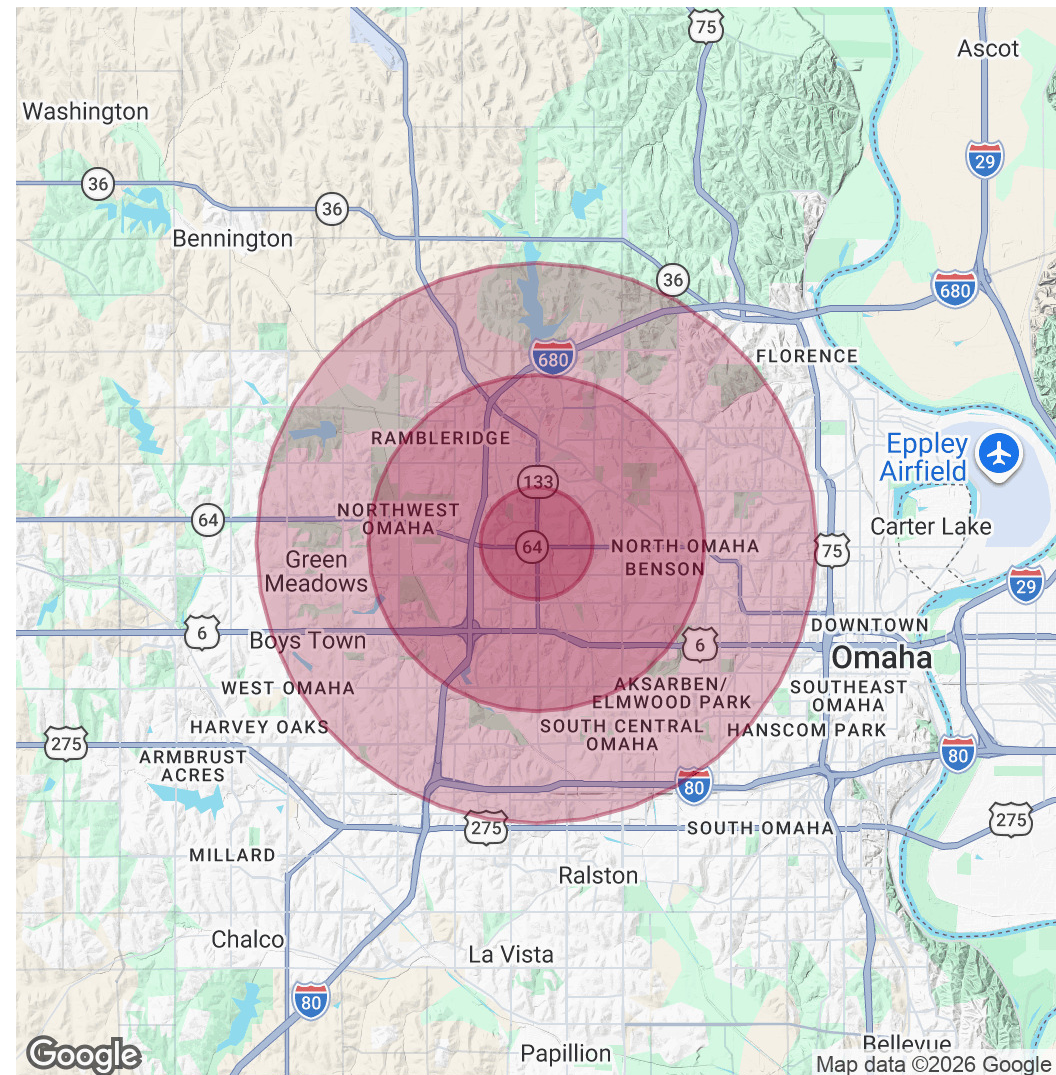
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	12,276	104,448	250,150
<b>Average Age</b>	36.5	37.5	37.0
<b>Average Age (Male)</b>	34.1	36.2	35.5
<b>Average Age (Female)</b>	39.4	38.3	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,127	45,666	106,324
<b># of Persons per HH</b>	2.4	2.3	2.4
<b>Average HH Income</b>	\$79,126	\$95,954	\$101,191
<b>Average House Value</b>	\$201,657	\$249,798	\$259,754

2023 American Community Survey (ACS)



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