

ASPEN CREEK RETAIL

1,625 - 12,865 SF | \$32 SF/YR (NNN)

18870 OAKMONT DRIVE, OMAHA, NE 68136

S 192nd St

HWY 370

HWY 370



INVESTORS
REALTY INC.

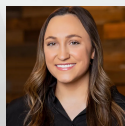
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OFFERING SUMMARY

LEASE RATE:	\$32 SF/YR NNN
Est. Op. Exp.	\$6.00 SF/YR
Available SF:	1,625 - 12,865 SF
Building Size:	17,740 SF
Property Type:	Retail

PROPERTY OVERVIEW

Aspen Creek Retail is a premium retail property located in the thriving Omaha suburb of Gretna, NE. This brand-new retail center, first phase is complete and second phase is under construction, offers flexible leasing options with spaces ranging from 1,625 to 17,740 SF. Strategically positioned along HWY 370, the property benefits from high visibility and traffic due to its proximity to a newly opened Hy-Vee and Gretna's expanding high school. The surrounding area is experiencing rapid population growth, making it an ideal location for businesses seeking to capitalize on the momentum of this fast-growing corridor.

PROPERTY HIGHLIGHTS

- Adjacent to the nation's largest Hy-Vee grocery store, driving consistent foot traffic
- Situated less than a mile from Gretna's new high school, which serves as a major community hub and a high-growth area
- Bay available from 1,625 SF, with the ability to combine spaces for up to 17,740 SF
- Exceptional average household incomes exceeding \$120,000 within a 5-mile radius
- Located along HWY 370, a key arterial road, offering excellent visibility and ease of access
- Brand-new construction with state-of-the-art features tailored to meet diverse retail needs
- Positioned in a corridor with significant population and economic growth

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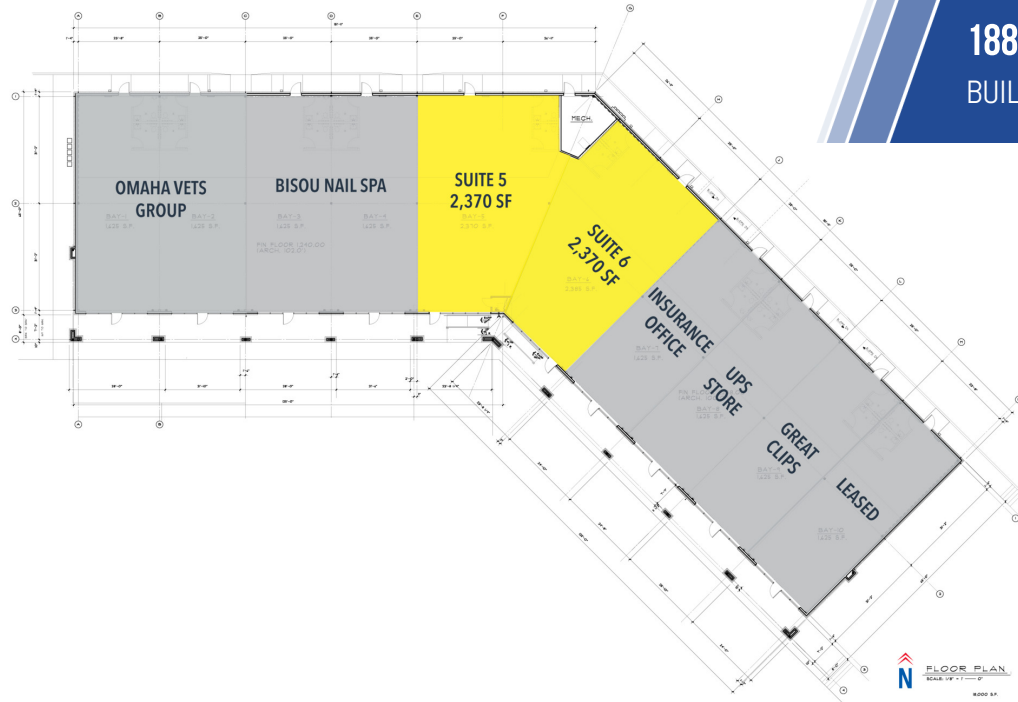
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18870 OAKMONT DRIVE

BUILDING 1: LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,625 - 4,740 SF	Lease Rate:	\$32 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Phase I - Suite 5	2,370 - 4,740 SF	NNN	\$32.00 SF/yr
Phase I - Suite 6	2,370 - 12,865 SF	NNN	\$32.00 SF/yr

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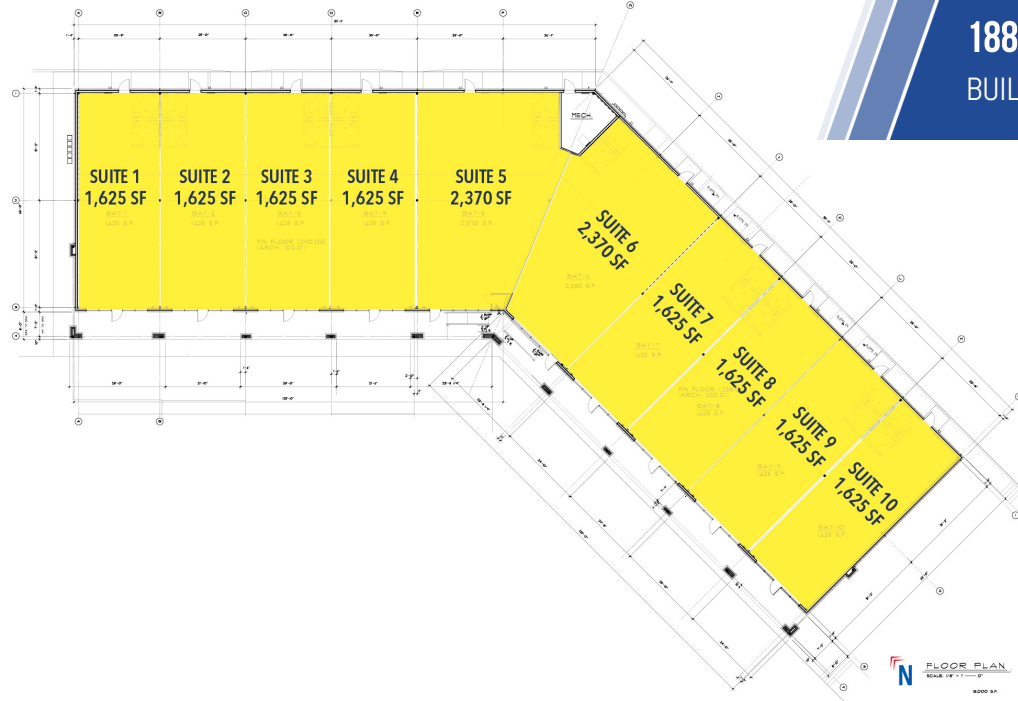
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BUILDING 2: LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,625 - 12,865 SF	Lease Rate:	\$32 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Phase II - Suite 1	1,625 - 12,865 SF	NNN	\$32.00 SF/yr
Phase II - Suite 2	1,625 - 12,865 SF	NNN	\$32.00 SF/yr
Phase II - Suite 3	1,625 - 12,865 SF	NNN	\$32.00 SF/yr
Phase II - Suite 4	1,625 - 12,865 SF	NNN	\$32.00 SF/yr
Phase II - Suite 5	2,370 - 12,865 SF	NNN	\$32.00 SF/yr
Phase I - Suite 6	2,370 - 12,865 SF	NNN	\$32.00 SF/yr
Phase II - Suite 7	1,625 - 12,865 SF	NNN	\$32.00 SF/yr
Phase II - Suite 9	1,625 - 3,277 SF	NNN	\$32.00 SF/yr
Phase II - Suite 10	1,625 - 3,277 SF	NNN	\$32.00 SF/yr

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RETAILER MAP



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18870 OAKMONT DRIVE DEVELOPMENT MAP



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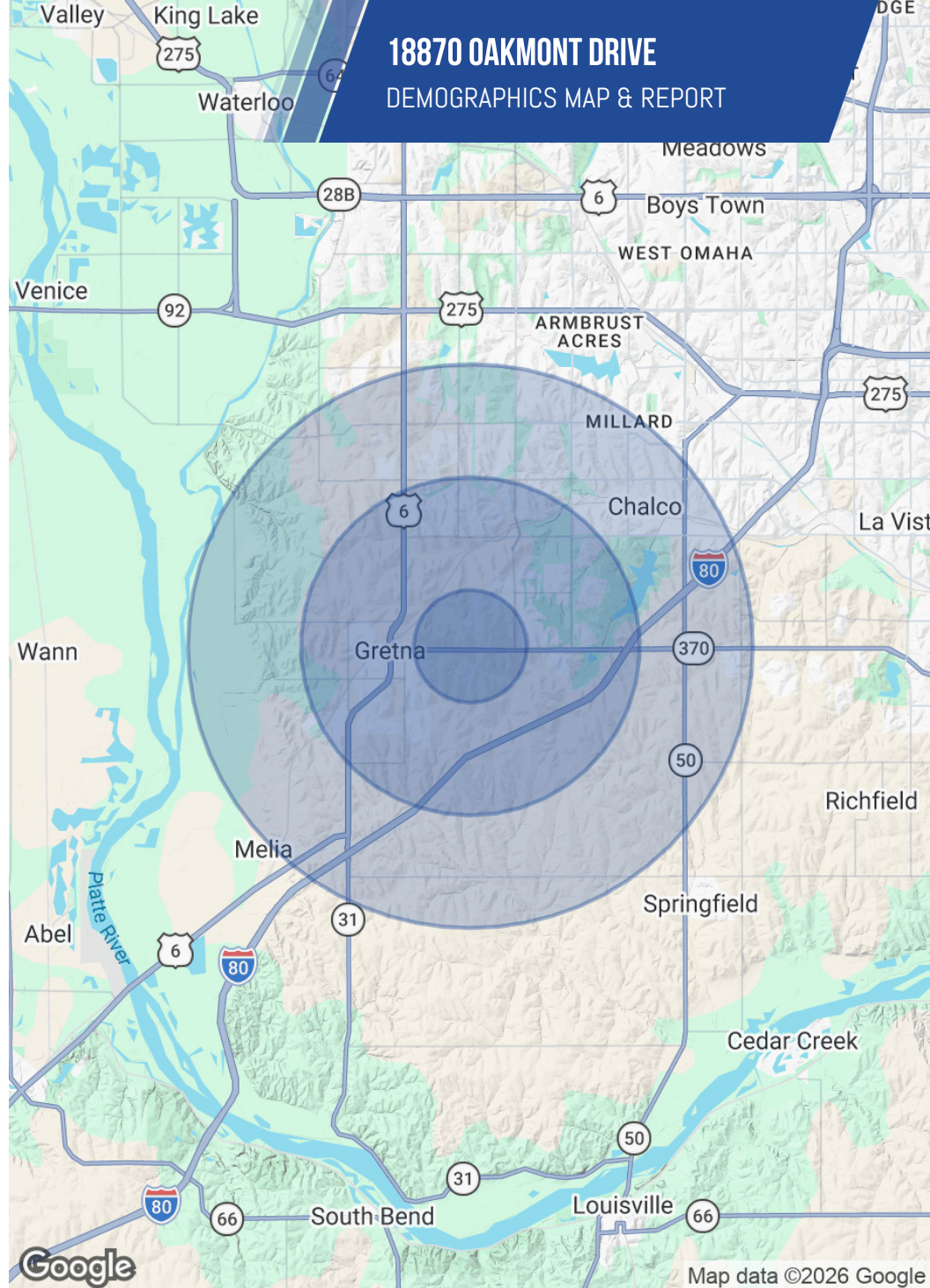
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,970	24,699	73,258
Average Age	36.3	34.0	35.9
Average Age (Male)	36.4	34.0	35.1
Average Age (Female)	35.3	34.2	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	714	8,273	25,892
# of Persons per HH	2.8	3.0	2.8
Average HH Income	\$119,559	\$122,886	\$120,563
Average House Value	\$317,985	\$277,945	\$256,764

2020 American Community Survey (ACS)



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