

FOR LEASE

RETAIL



ACCESS Commercial, LLC

Omaha, NE



GREAT OPPORTUNITY!

PROPERTY HIGHLIGHTS:

- Join national tenants: PetSmart, Guitar Center, Famous Footwear, Men's Warehouse, Aspen Dental and AT&T.
- Other tenants within close proximity include Kohls, Barnes & Nobles and Dillard's.
- Adjacent to Oakview Mall, anchored by JCPenney's and Dillard's, as well as 75 other tenants
- Located within a redevelopment area with high incomes and growth potential
- Turn key spaces available including restaurant and retail
- High traffic counts of 24,962 CPD

ADDRESS:

3103 - 3219 Oakview Drive
Omaha, NE

AVAILABILITY:

1,888 SF - 5,066 SF

RENTAL RATE:

\$8 - \$15 PSF

NNN EXPENSES

\$4.50 NNN

CONTACT LISTING AGENTS FOR MORE INFORMATION:

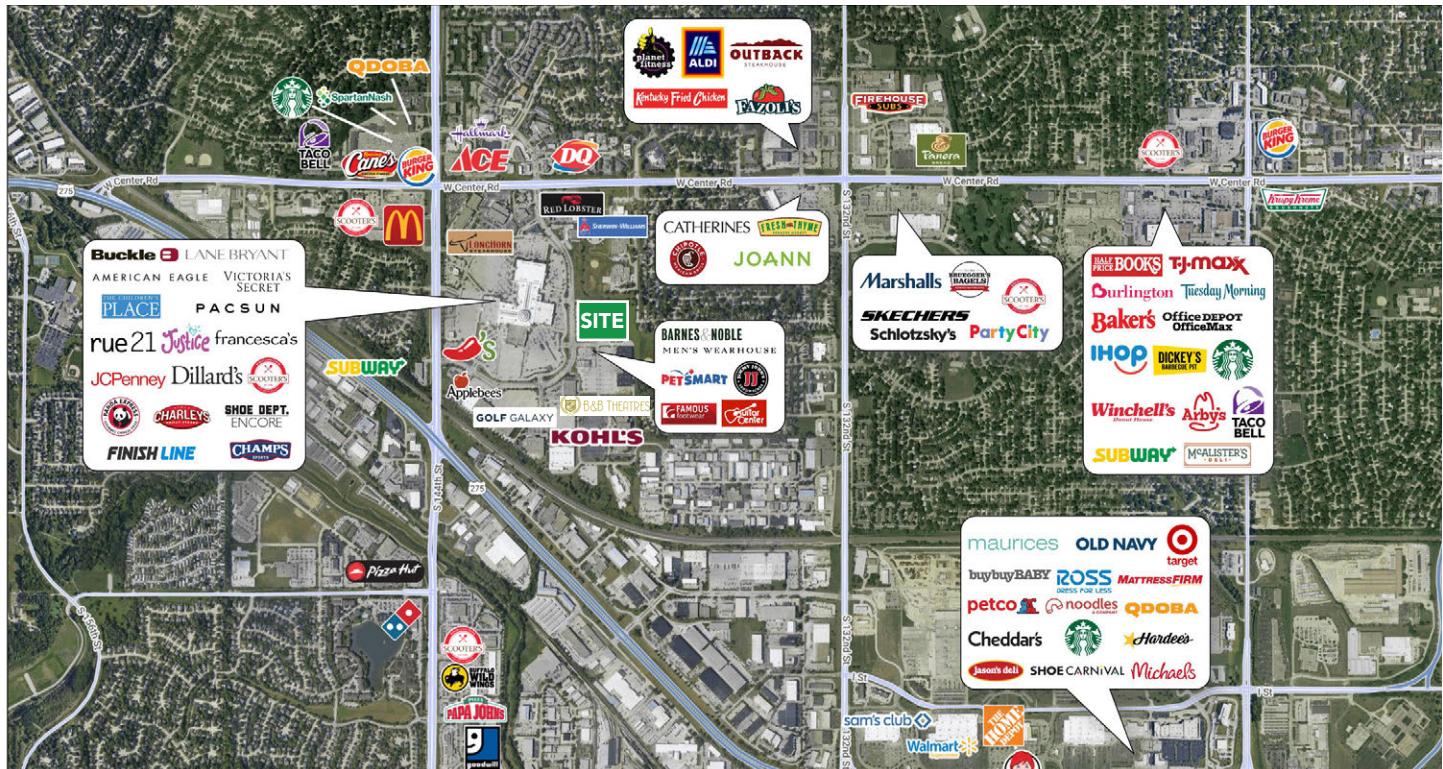
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WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 AERIAL & DEMOGRAPHICS



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	17,777	95,859	227,645
Population	8,104	88,500	237,484
Average HH Income	\$84,496	\$108,579	\$113,854

38.8
MEDIAN
AGE

24,962
CARS PER
DAY

15,859
EMPLOYEES
IN AREA

1,259
BUSINESSES
IN AREA

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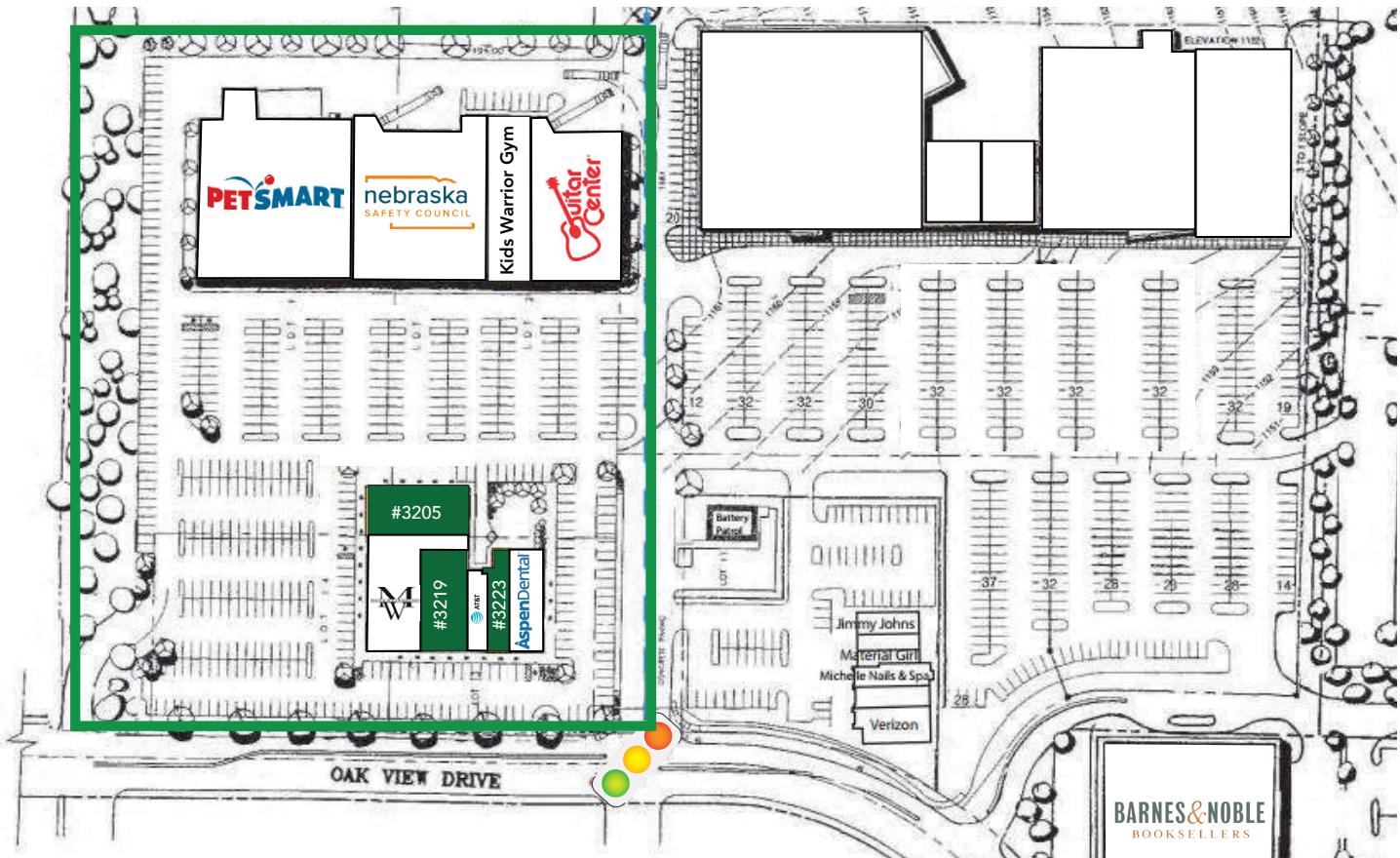
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SUITE	SQUARE FEET	STATUS
3103	26,121	PetSmart
3105 & 3112	17,585	Nebraska Safety Council
3112	8,860	Famous Footwear
3113	6,471	Kids Warrior Gym
3115	18,000	Guitar Center
3205	4,861	AVAILABLE (Former Restaurant)
3209	6,220	Men's Wearhouse
3219	5,066	AVAILABLE (Former Restaurant)
3221	1,638	AT&T
3223	1,888	AVAILABLE (Former Retail)
3225	5,066	Aspen Dental

AVAILABLE

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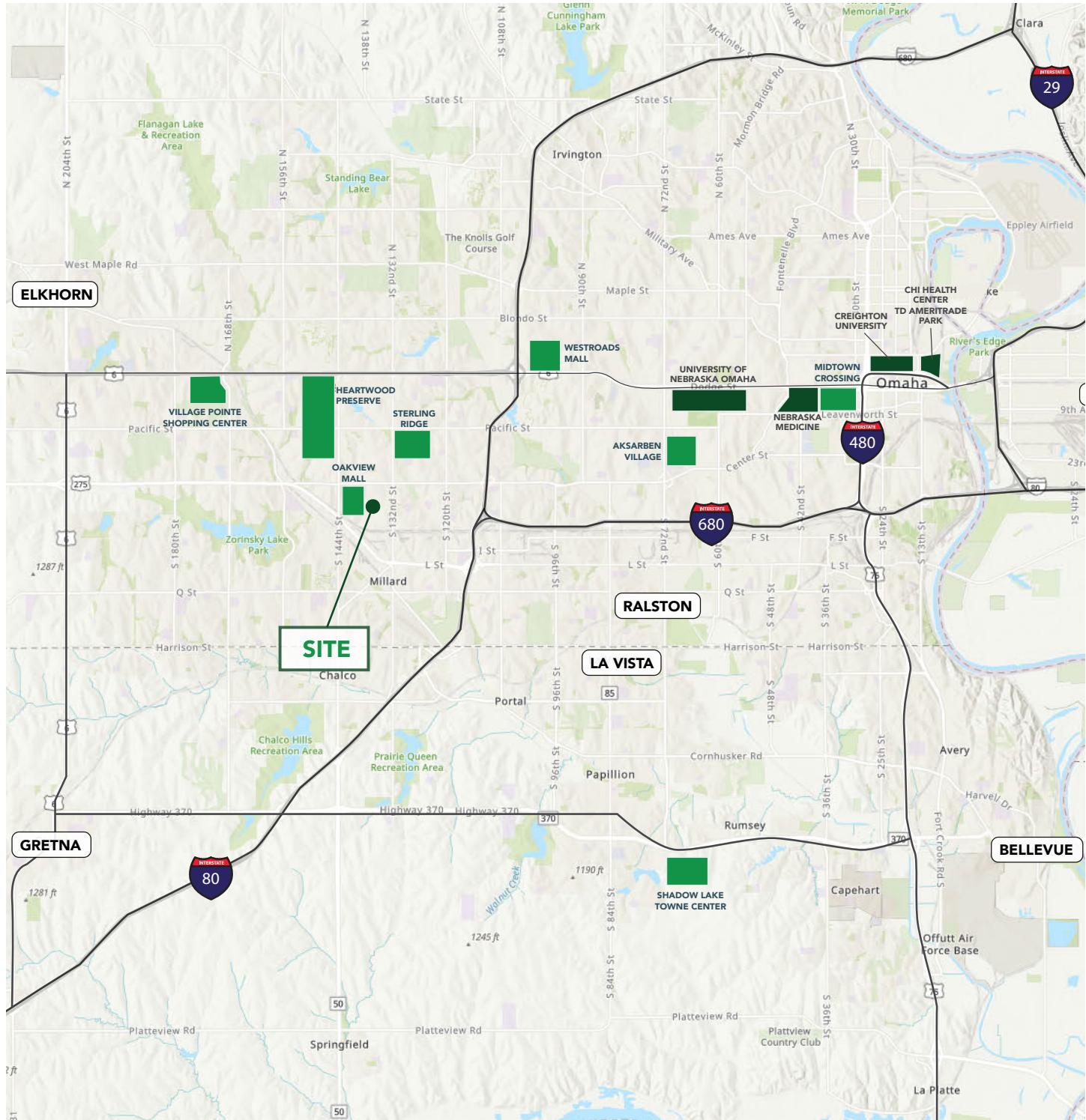
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3 | OMAHA METRO RETAILER AREAS



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4 DRONE PHOTOS



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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON BROKERAGE ASSOCIATE

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the State of Nebraska, and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



DANIELLE LOWRY BROKERAGE ASSOCIATE

Danielle has more than 10 years of experience in the real estate industry. She is responsible for the sales and leasing of commercial real estate properties. Danielle holds a degree in Real Estate and Land Use Economics from the University of Nebraska at Lincoln and is a licensed Real Estate Agent in the states of Nebraska and Iowa. She is a member of the International Council of Shopping Centers and is a Next Generation Iowa/Nebraska Chairperson.



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