

FOR LEASE



THE GROVE AT PINE CREEK

8053 N 157 ST, Omaha, NE 68007

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

THE GROVE AT PINE CREEK | RETAIL PROPERTY FOR LEASE

8053 N 157 ST, OMAHA, NE 68007



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PROPERTY DESCRIPTION

New retail space available now in a growing Omaha strip center. Be one of the first tenants in this expanding community. Contact agent for details.

LOCATION DESCRIPTION

Located on N 157th St, just off of N 156th and State Streets. Centered between newly built retail strip.

PROPERTY HIGHLIGHTS

- New construction building ready for future tenant buildout
- Located in growing area of Northwest Omaha.

OFFERING SUMMARY

Lease Rate:	\$24.00 - \$25.00 PSF
Lease Type:	NNN
Available SF:	2,305-9,220 SF
Stories:	2

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$25.00 SF/yr	2,305 SF
Suite 201	\$24.00 SF/yr	2,305 SF
Suite 202	\$24.00 SF/yr	2,305 SF
Suite 203	\$25.00 SF/yr	2,305 SF

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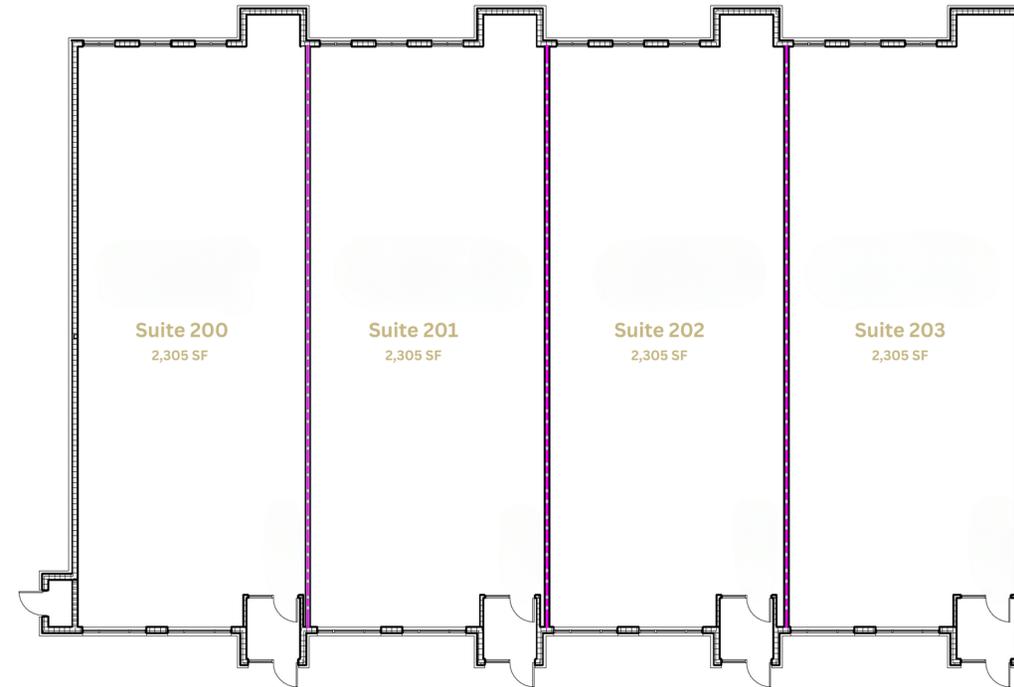
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Suite 100-103
Coming Soon...

Regus



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,220 SF	Lease Rate:	\$24.00 - \$25.00 PSF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Lower Level	Regus	9,144 SF	LEASED	LEASED
Suite 200	Available	2,305 SF	NNN	\$25.00 SF/yr
Suite 201	Available	2,305 SF	NNN	\$24.00 SF/yr
Suite 202	Available	2,305 SF	NNN	\$24.00 SF/yr
Suite 203	Available	2,305 SF	NNN	\$25.00 SF/yr



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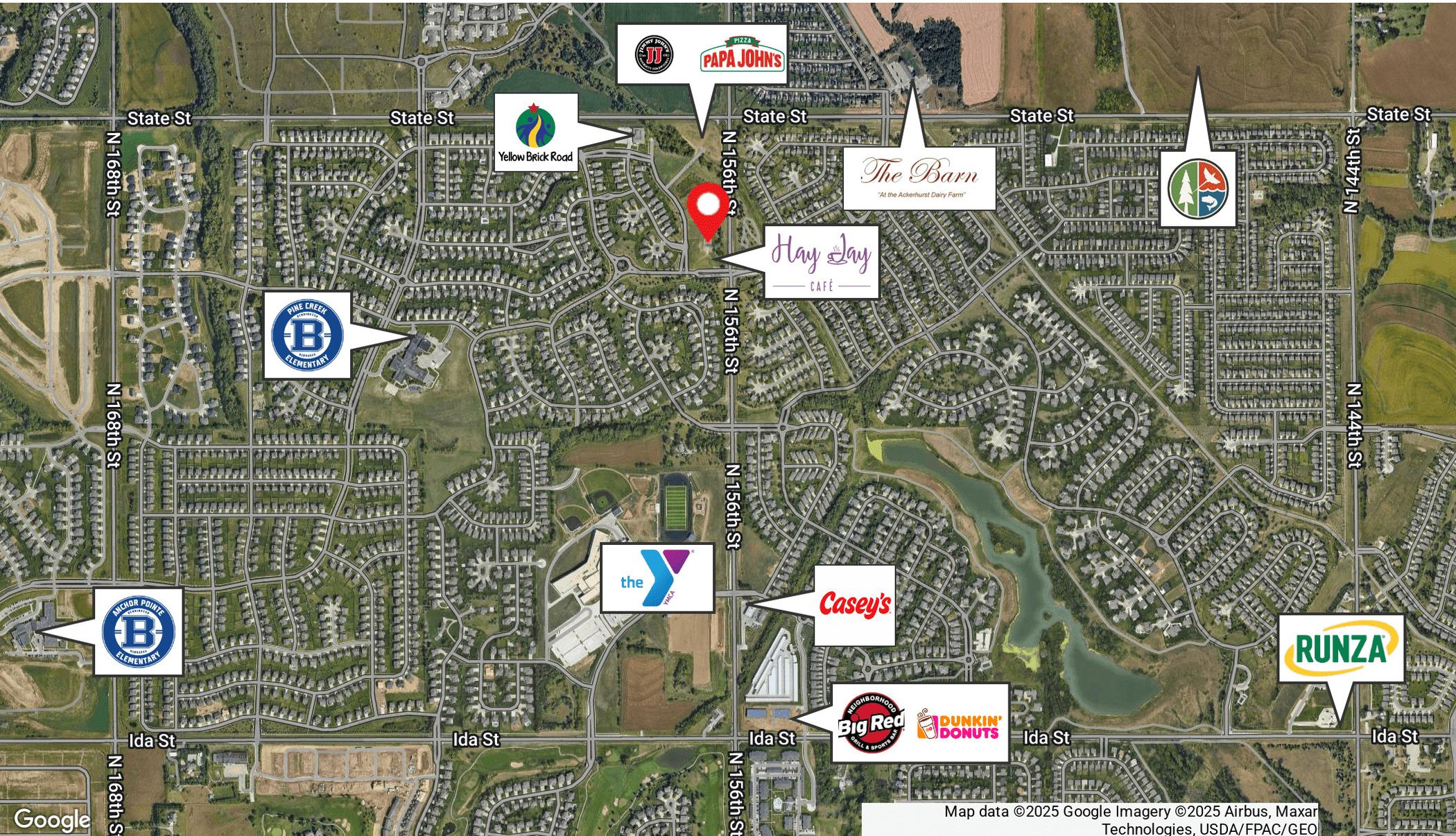
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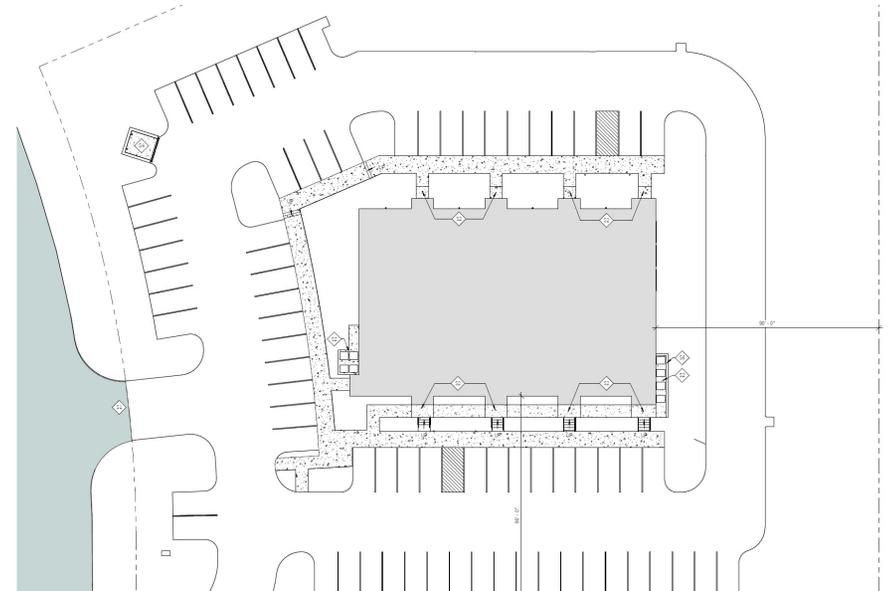
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,946	47,817	110,041
Average Age	33	37	37
Average Age (Male)	33	36	36
Average Age (Female)	33	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,475	17,290	40,777
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$148,293	\$137,264	\$136,712
Average House Value	\$428,246	\$394,480	\$382,409

Demographics data derived from AlphaMap



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