

FOR LEASE

NEBRASKA LAUNDRY & DOG WASH BUILDING

RETAIL/OFFICE SPACE FOR LEASE \$14/SF | 2500 SF | NNN  
3525 NORTH 90TH STREET, OMAHA NE 68134

# THE SPACE

Location	3525 North 90th Street Omaha, NE 68134
County	Douglas
Cross Street	N. 90th & Maplewood Blvd
Square Feet	2520
Annual Rent PSF	\$14.00
Lease Type	NNN

**Notes** Common ADA Rest Rooms

## HIGHLIGHTS

- Ample Parking on 2 Sides of the Building
- Private Entry Door on South Side of the Building
- 2 Common Space ADA Rest Rooms
- Newly Renovated Building 2025
- Highly Visible Location N. 90th Street Corridor
- Strong Neighboring Business
- Modern LED lighting

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,797	106,934	245,491

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,601	\$96,727	\$105,486

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,140	45,789	104,303

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## PROPERTY FEATURES

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BUILDING SF	2,700
GLA (SF)	2,500
LAND ACRES	0.216
YEAR BUILT	1970
ZONING TYPE	CC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
CORNER LOCATION	Yes
TRAFFIC COUNT	47628

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## NEIGHBORING PROPERTIES

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NORTH	Nebraska Laundry
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## MECHANICAL

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HVAC	New 2025 Forced Air
ELECTRICAL / POWER	New 200 Amp Panels (2)
LIGHTING	Updated

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## CONSTRUCTION

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PARKING SURFACE	Concrete
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## Prime Retail Space

- Don't miss this highly visible retail opportunity on busy North 90th Street, positioned right next to the newly opened Nebraska Laundry & Dog Wash. This flexible commercial space is well-suited for a wide range of users, including:

Doggy daycare

Veterinary clinic

Grooming or pet supply store

Coffee shop or smoothie bar

Boutique retail

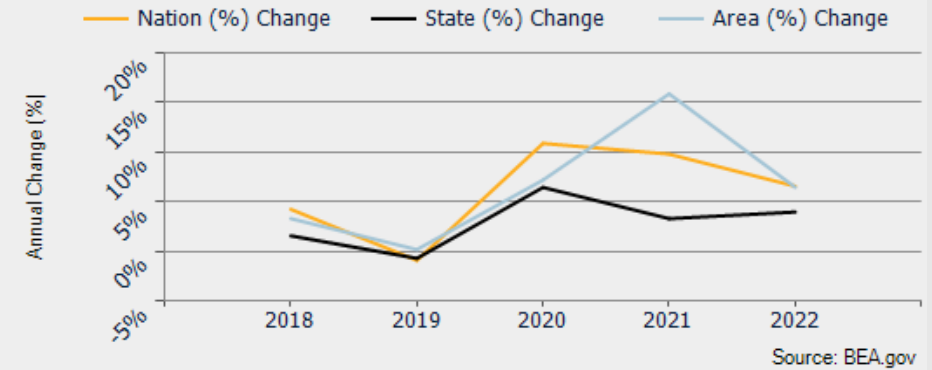
Salon, spa, or wellness studio

Fitness or training studio

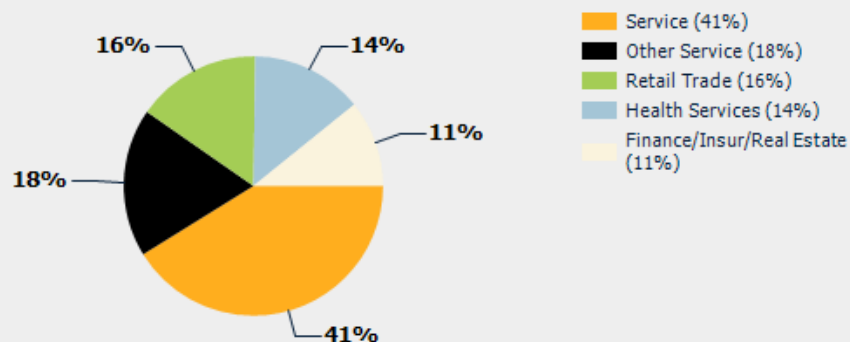
Office or service-based business

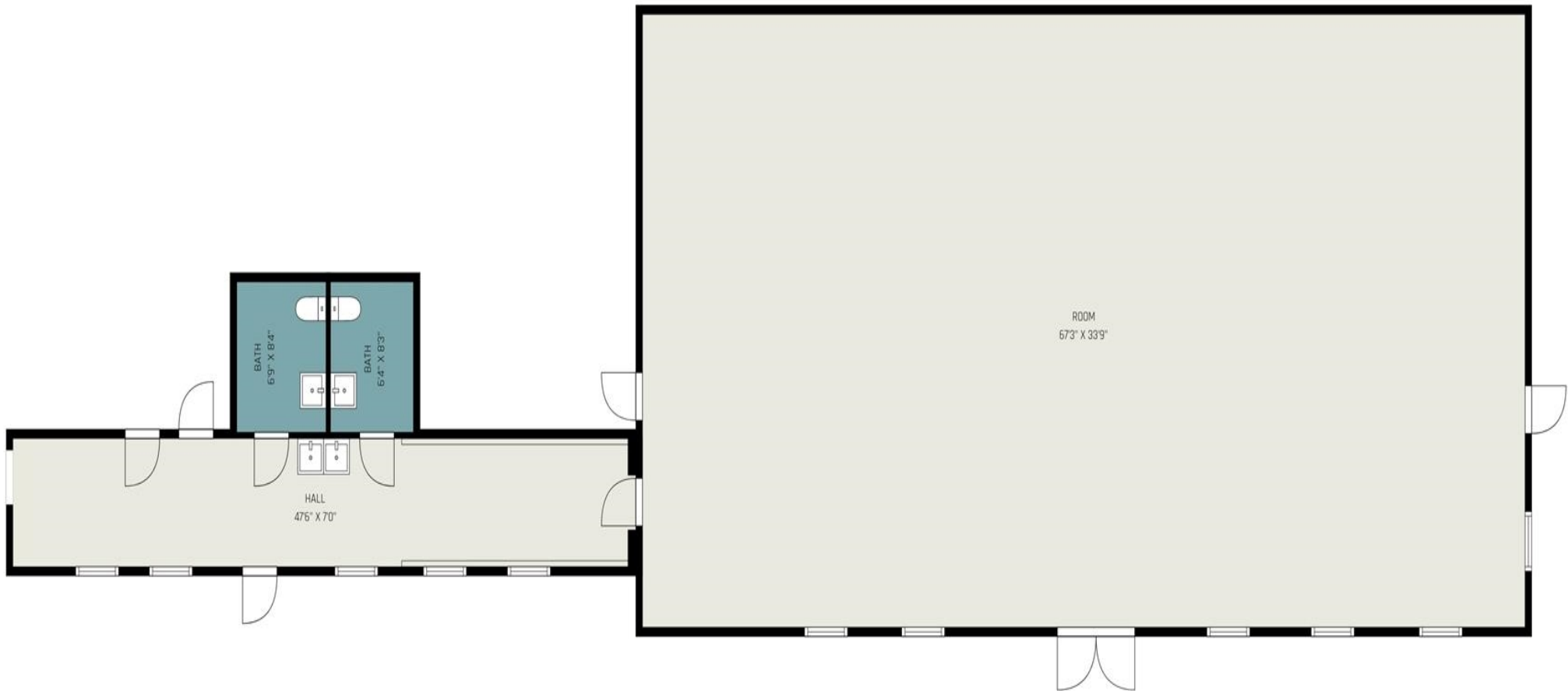
With strong daily traffic, excellent signage potential, and close proximity to residential neighborhoods and other popular businesses, this location offers outstanding visibility and accessibility for both customers and clients.

## Douglas County GDP Trend



## Major Industries by Employee Count









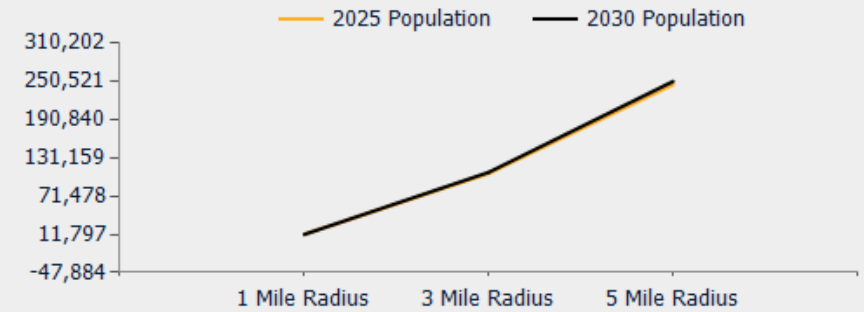




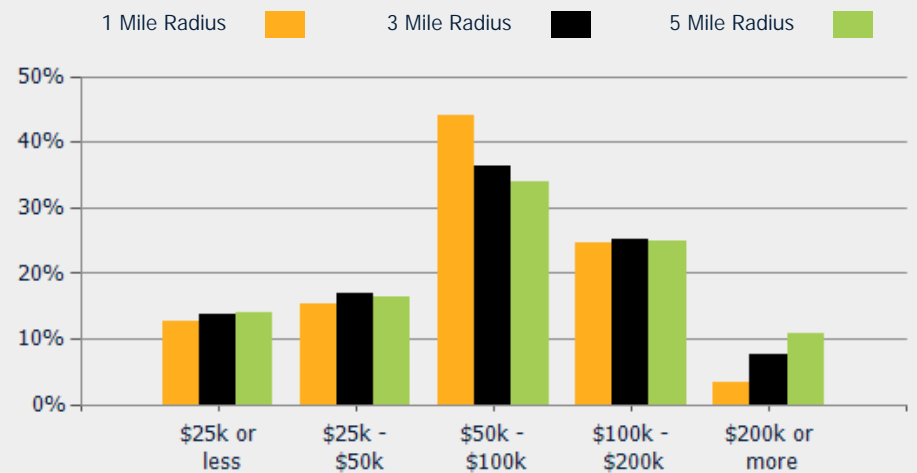
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,796	92,730	218,972
2010 Population	11,445	96,238	225,517
2025 Population	11,797	106,934	245,491
2030 Population	11,804	108,743	250,521
2025-2030: Population: Growth Rate	0.05%	1.70%	2.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	387	3,794	8,892
\$15,000-\$24,999	260	2,528	5,644
\$25,000-\$34,999	293	2,722	6,213
\$35,000-\$49,999	489	5,007	11,021
\$50,000-\$74,999	1,316	9,753	21,089
\$75,000-\$99,999	952	6,895	14,368
\$100,000-\$149,999	799	8,021	17,259
\$150,000-\$199,999	464	3,559	8,610
\$200,000 or greater	180	3,510	11,207
Median HH Income	\$70,468	\$71,937	\$73,881
Average HH Income	\$85,601	\$96,727	\$105,486

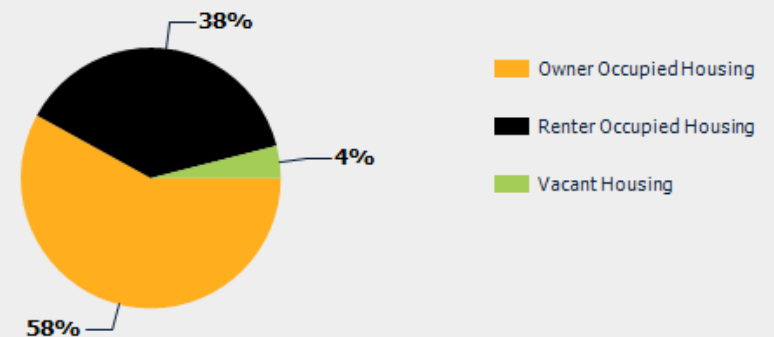
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,242	42,541	96,052
2010 Total Households	4,982	42,011	94,780
2025 Total Households	5,140	45,789	104,303
2030 Total Households	5,177	46,876	107,635
2025 Average Household Size	2.29	2.31	2.32
2025-2030: Households: Growth Rate	0.70%	2.35%	3.15%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	936	9,165	19,748
2025 Population Age 35-39	914	8,199	18,162
2025 Population Age 40-44	780	7,287	16,417
2025 Population Age 45-49	666	5,897	13,361
2025 Population Age 50-54	596	5,413	12,440
2025 Population Age 55-59	645	5,326	12,273
2025 Population Age 60-64	623	5,496	13,141
2025 Population Age 65-69	688	5,334	12,700
2025 Population Age 70-74	547	4,479	10,718
2025 Population Age 75-79	363	3,160	7,801
2025 Population Age 80-84	236	2,029	4,915
2025 Population Age 85+	192	1,953	4,722
2025 Population Age 18+	9,096	82,297	189,398
2025 Median Age	37	36	36
2030 Median Age	38	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,049	\$71,554	\$74,034
Average Household Income 25-34	\$86,604	\$90,366	\$96,778
Median Household Income 35-44	\$85,931	\$88,397	\$92,448
Average Household Income 35-44	\$104,129	\$115,008	\$125,557
Median Household Income 45-54	\$85,429	\$86,856	\$92,454
Average Household Income 45-54	\$101,560	\$112,330	\$127,117
Median Household Income 55-64	\$78,539	\$78,651	\$81,922
Average Household Income 55-64	\$94,836	\$106,837	\$118,826
Median Household Income 65-74	\$60,007	\$60,371	\$63,136
Average Household Income 65-74	\$69,850	\$88,946	\$96,896
Average Household Income 75+	\$57,006	\$68,860	\$74,249

