

OAK VIEW PLAZA

3309-3139 Oak View Drive Omaha, NE 68144

PROPERTY

HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	7,911	92,191	244,263
Avg. HH Income	\$97,908	\$132,147	\$139,678
Total Households	3,470	36,475	97,662

- The Property is located in an established suburban area of Omaha, Douglas County, Nebraska on Oak View Drive, less than two miles from Interstate-680
- Neighborhood boundaries are Interstate-80/680 to the east, Highway 275 to the south, Pacific Street to the north, and 156th Street to the west.
- Primary access to the neighborhood is via Interstate-80/680, and Highway 6 and Highway 275, which run east-west through Omaha

NOTES

NOTABLE TENANTS

- GLA: 176,774 SF
- Availabilities: 1,888 SF- 45,000 SF
- Traffic Count: 30,480 VPD South 144th St.

- PetSmart, Guitar Center & Safety Health & Council



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SITE PLAN



Suite	Tenant	Square Feet
3103	PetSmart	26,121
3111	Safety & Health Council	17,585
3113	Midwest Warrior Academy	6,471
3115	Guitar Center	18,000
3205	Available	4,861
3209	Men's Warehouse	6,220
3219	Available	5,066
3221	AT&T	1,638
3223	Available	1,888
3225	Aspen Dental	3,500

Leased
 Available



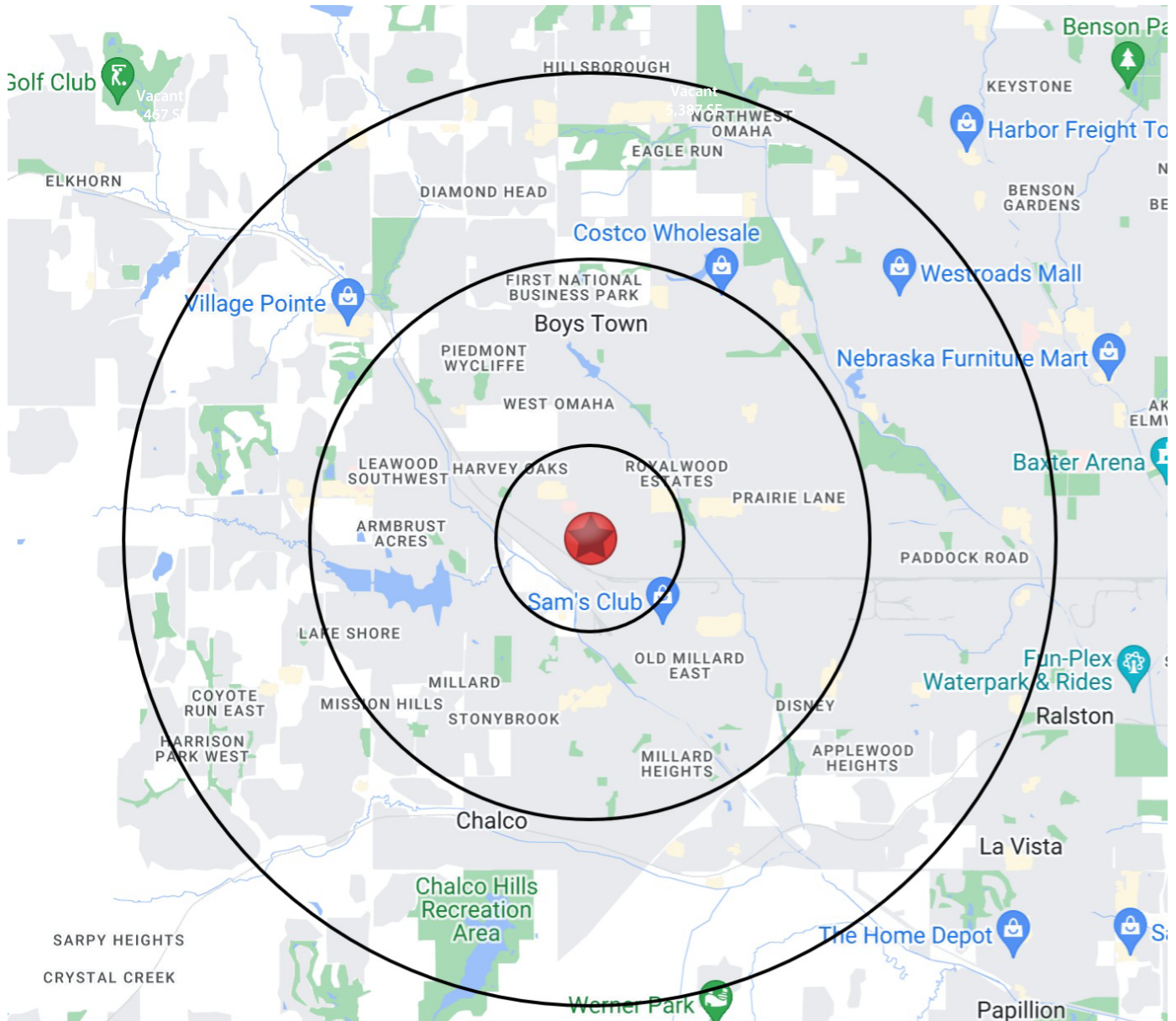
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RADIUS MAP



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