



**Available
6,204 SF**

2802 N 90th Street
Omaha, NE 68134

RETAIL - FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

2802 N 90th Street
Omaha, NE 68134



SPACE SIZE:

6,204 SF



LEASE RATE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Positioned at a high-traffic, end-cap location on the prominent corner of 90th & Maple Street, this commercial property offers unmatched visibility with over 43,000 vehicles passing daily. Ideal for businesses seeking flexibility, short-term leases are available, making it a perfect fit for pop-ups, seasonal operations, or market testing. With excellent signage opportunities and easy access from multiple directions, this space ensures your brand stands out and customers can reach you effortlessly.

Emily Faltys

emily@accesscommercial.com
402.992.0848

Amber Olson

amber@accesscommercial.com
402.618.5523



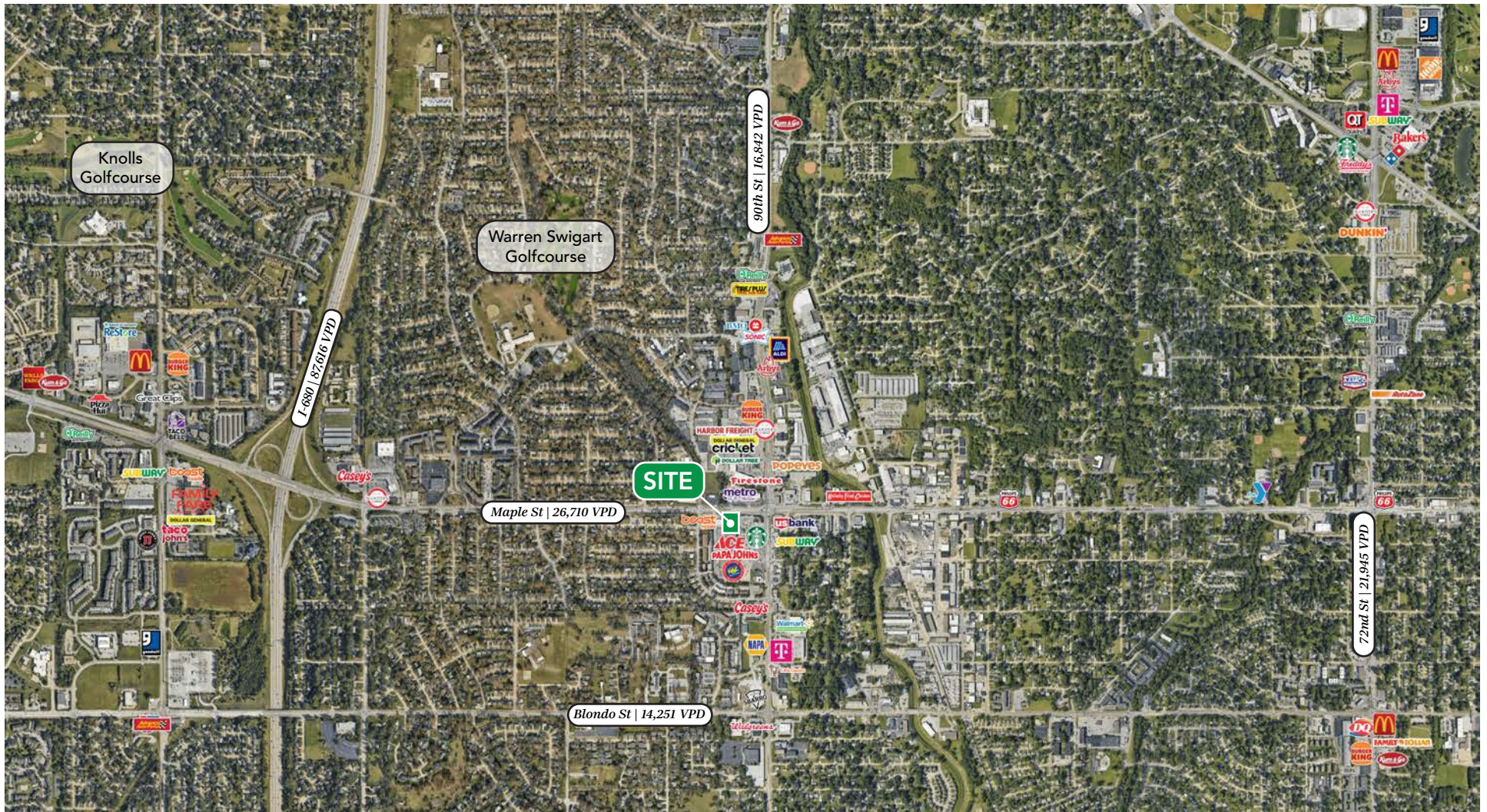
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MARKET MAP



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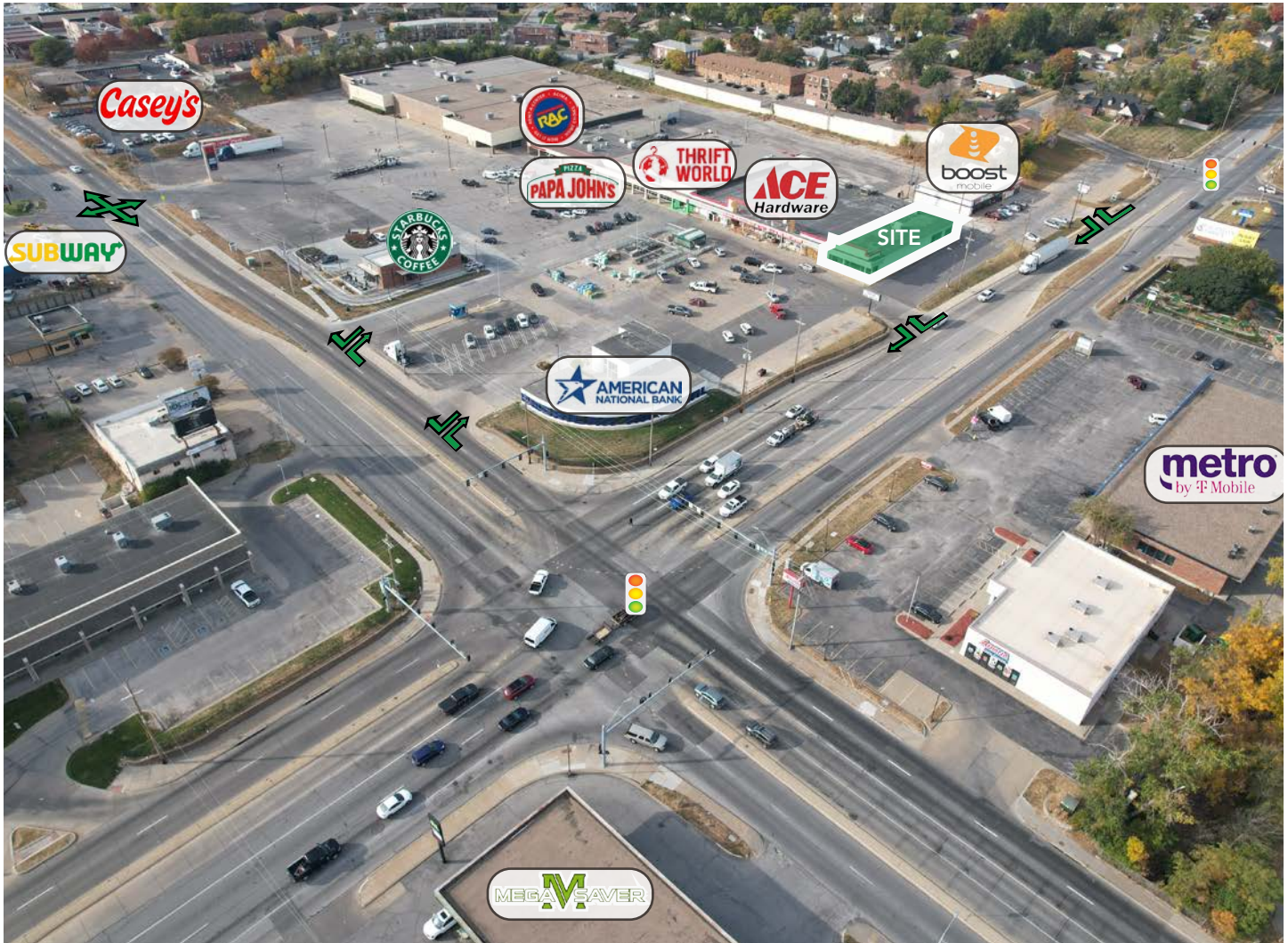
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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	12,206	\$67,037	5,435	6,949	3,553	467
3-mile	103,161	\$77,257	45,739	88,223	62,158	4,651
5-mile	248,900	\$79,098	106,955	208,620	146,776	10,343

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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



**HARBOR
FREIGHT**

Quality Tools at Ridiculously Low Prices

3120 N 90th St, Omaha NE



VISITS

192,900

in the last 12 months

%

RANKING

87th

percentile statewide



Little Caesars

2221 N 90th St, Omaha NE



VISITS

134,500

in the last 12 months

%

RANKING

94th

percentile nationwide
#1 store in Nebraska

POPEYES

+LOUISIANA KITCHEN+

3029 N 90th St, Omaha NE



VISITS

159,800

in the last 12 months

%

RANKING

91th

percentile statewide

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LISTING TEAM



Emily Faltys Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



Amber Olson Senior Broker Associate

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She 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.

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.



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