

2802 N 90TH ST

Omaha, NE 68134

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- Strategic end cap location at high traffic intersection
- Ample parking for tenants and visitors
- High visibility and easy access from the street

PROPERTY HIGHLIGHTS

Lease Rate:	Negotiable
Available SF:	6,204 SF
Zoning:	Commercial



ACCESS Commercial, LLC

COREY KLINE
Property Manager
402.871.6530
corey@accesscommercial.com

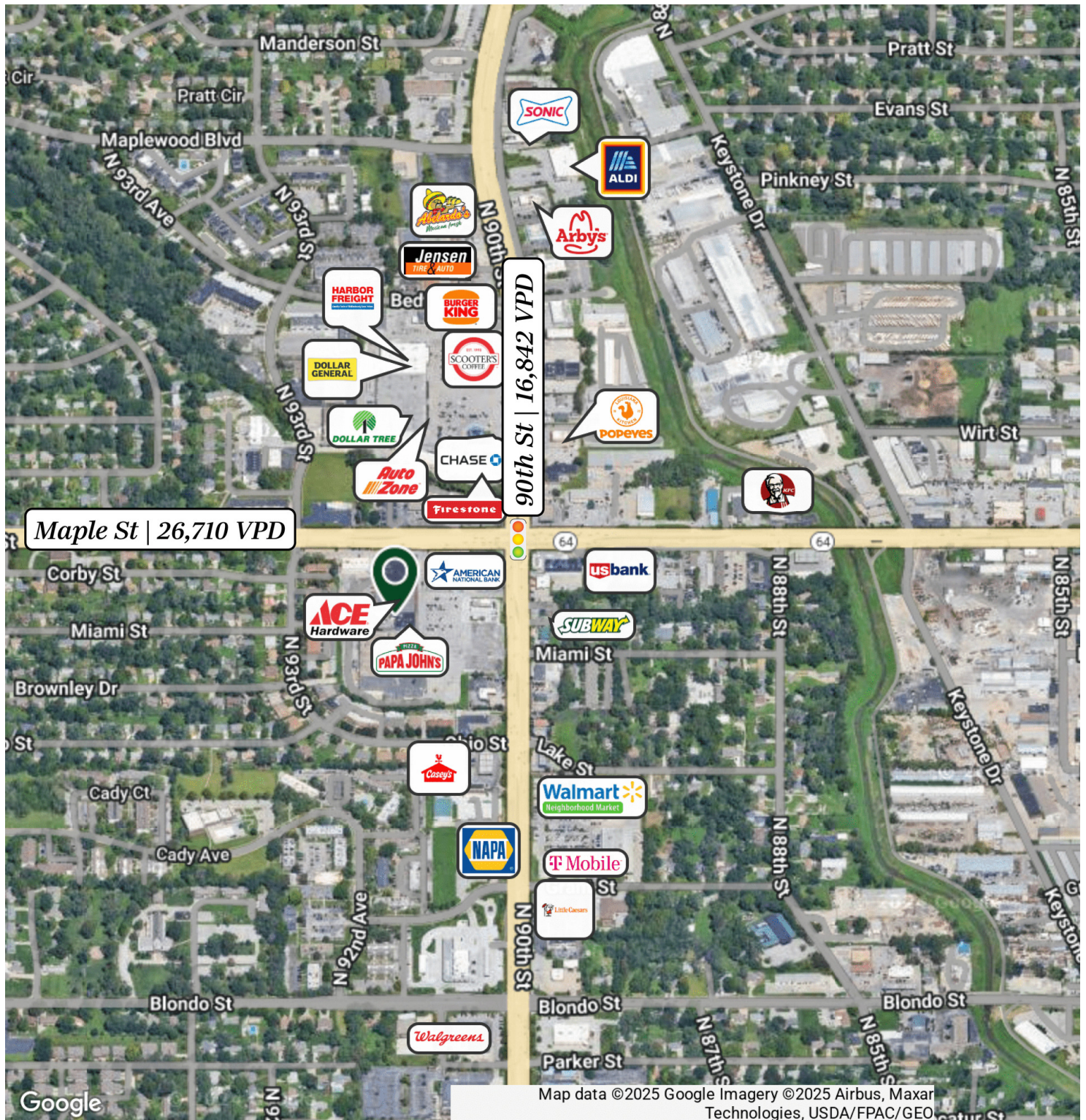
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ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

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RETAIL MAP



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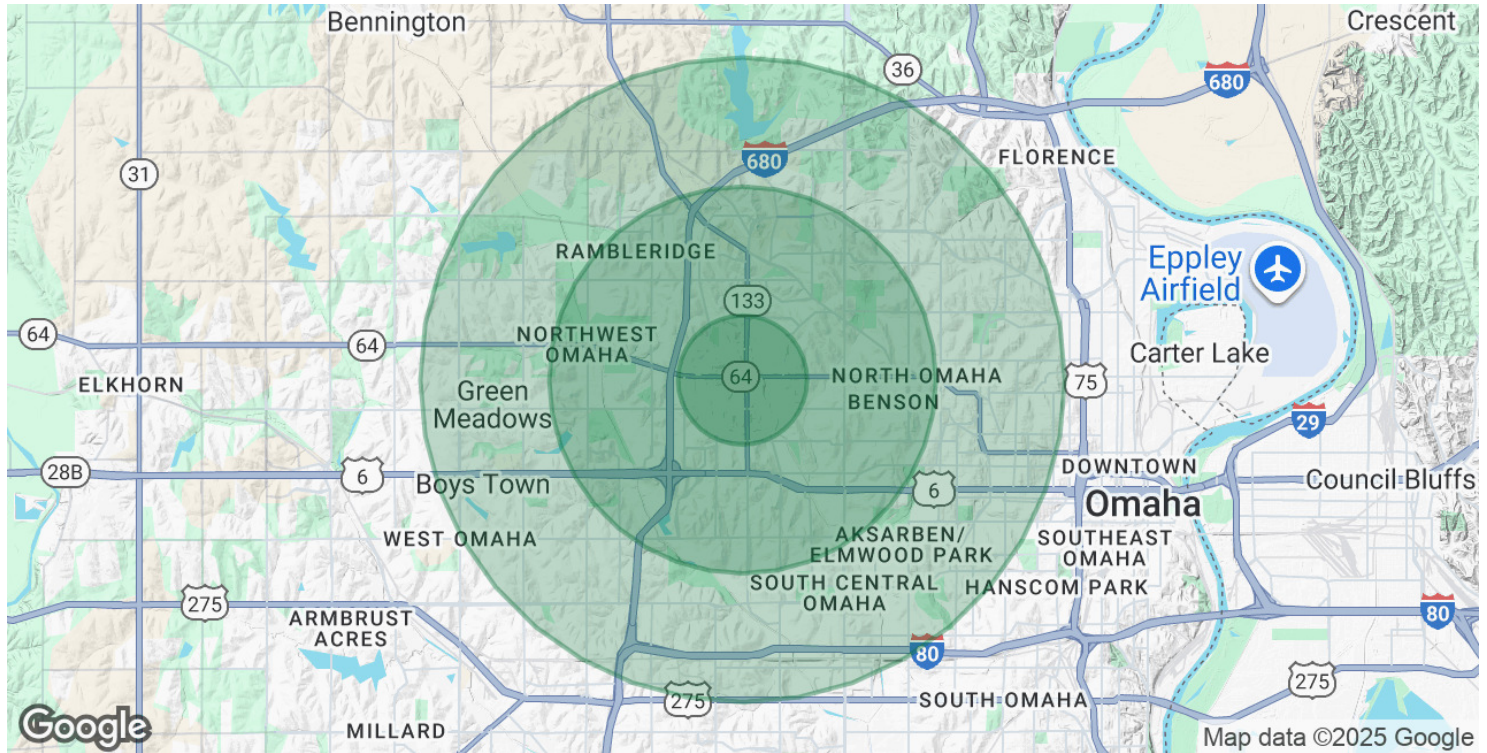
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,854	103,517	251,156
Daytime Population	11,535	121,579	274,167
Employees in Area	6,675	58,107	139,337

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,161	44,724	105,635
Average HH Income	\$77,149	\$94,036	\$93,161
Median HH Income	\$65,729	\$76,422	\$74,314

Demographics data derived from AlphaMap



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PLACER.AI DATA

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



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