

# VILLAGE SHOPPING CENTER

RETAIL PROPERTY FOR LEASE | 3042 NORTH 90TH ST, OMAHA, NE 68134



CORI ADCOCK  
Principal  
402.871.4506

[cadcock@lee-associates.com](mailto:cadcock@lee-associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

One space available in this well-established shopping center along Omaha's busy N. 90th Street corridor. This centrally positioned center offers excellent exposure, consistent traffic along N. 90th Street, and a strong surrounding customer base. Join other successful tenants such as Chase Bank, Auto Zone, Dollar Tree and General Dollar in this thriving retail center.

### PROPERTY HIGHLIGHTS

- **Prime Retail Location:** Positioned on high-traffic N. 90th Street just north of Maple Street
- **Well-Maintained Center:** Join a stable mix of neighboring tenants in a professionally managed shopping center
- **High Daily Traffic Counts:** Benefit from strong vehicle and pedestrian traffic throughout the day
- **Ample On-Site Parking:** Easy access for customers with plentiful surface parking
- **Versatile Layout:** Suitable for a variety of retail, salon, or office users

### LOCATION DESCRIPTION

1,175' of frontage on N 90th Street, this submarket's main retail corridor. Ample parking.

### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| LEASE RATE:    | \$13.00 SF/yr (NNN) |
| NNN:           | \$3.75 PSF          |
| AVAILABLE SF:  | 2,400 SF            |
| BUILDING SIZE: | 106,379 SF          |

## ADDITIONAL PHOTOS



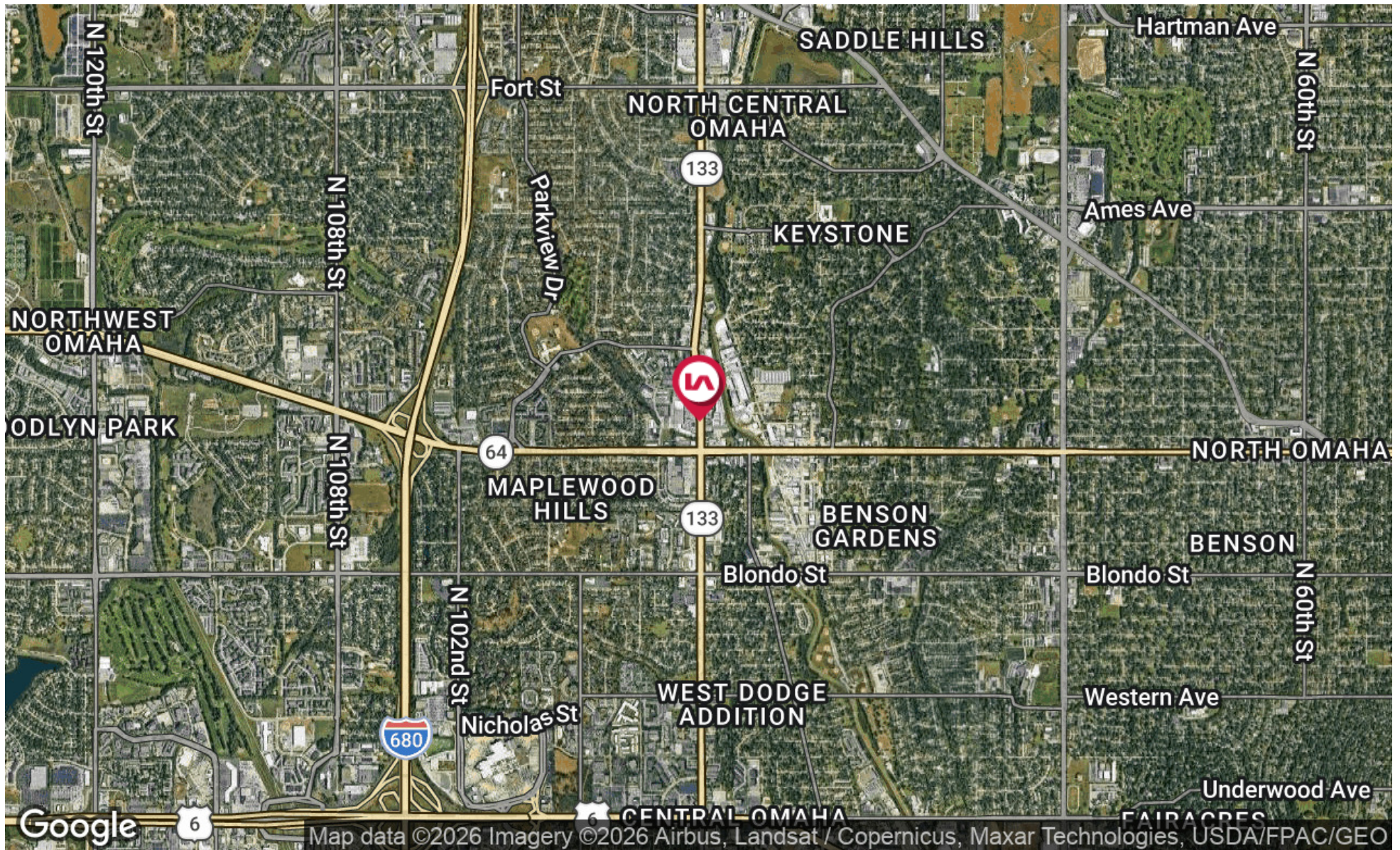


# RETAILER MAP





## LOCATION MAP

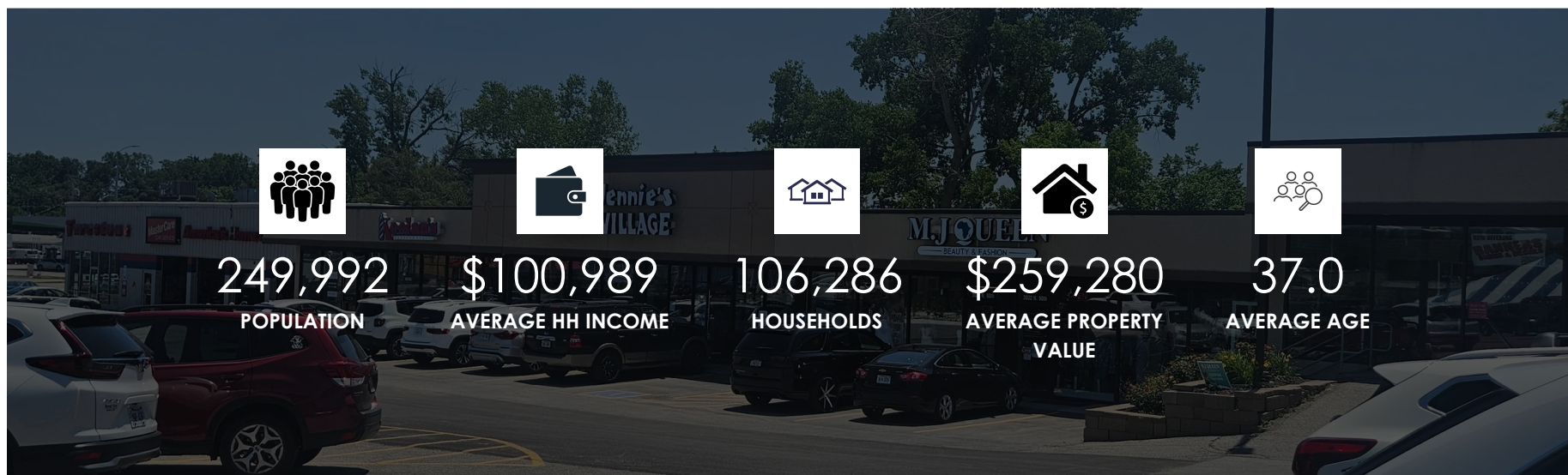




# OMAHA OVERVIEW

|                   | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| Total Population  | 12,184 | 104,801 | 249,992 |
| Average Age       | 36.5   | 37.4    | 37.0    |
| Average HH Income | 79,320 | 95,854  | 100,989 |

2023 American Community Survey (ACS)





FOR  
LEASE

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OMAHA, NE 68134



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**Omaha**

12020 Shamrock Plaza, Suite 333  
Omaha, NE 68154  
531.721.2888

**Lincoln**

1610 South 70th Street, Suite 102  
Lincoln, NE 68510  
531.721.2888