

FOR LEASE - VILLAGE SHOPPING CENTER

3042 NORTH 90TH STREET, OMAHA, NE 68134

RETAIL | 2,400 SF | \$13.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:
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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, service, or office users.

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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
Available:	60 days

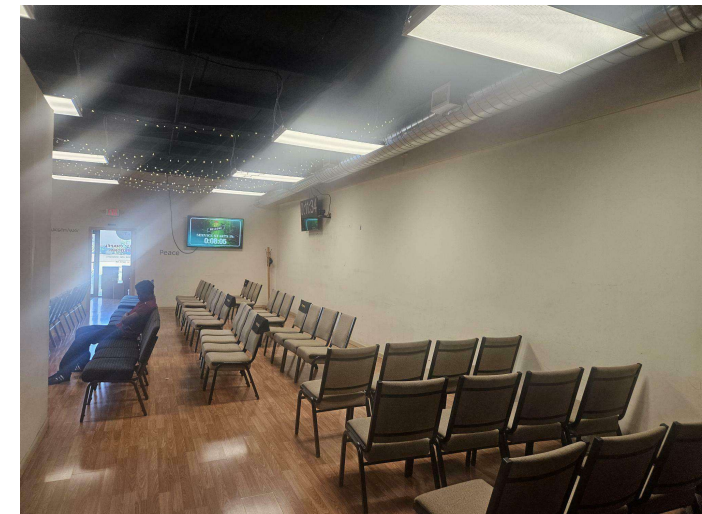
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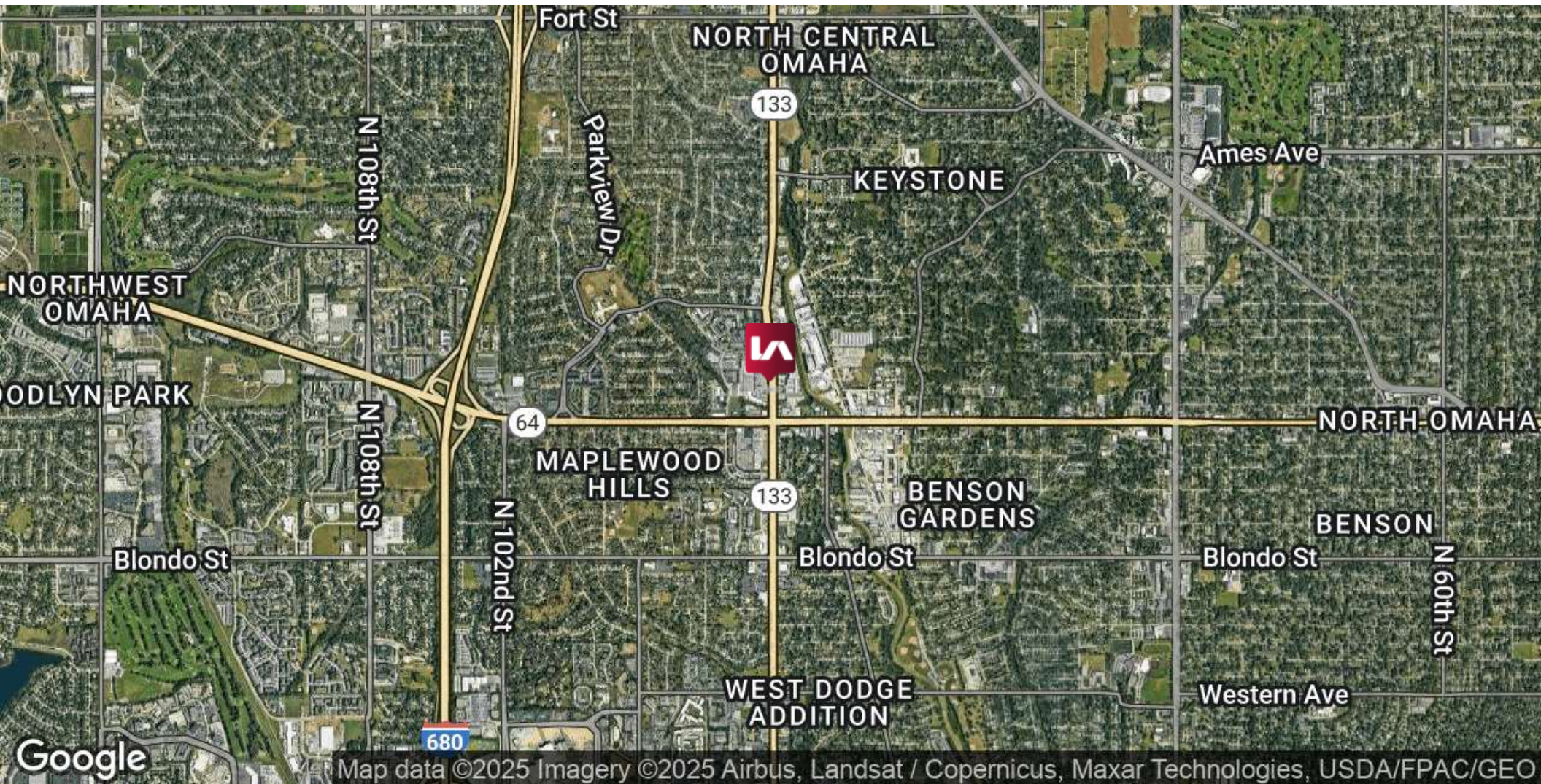
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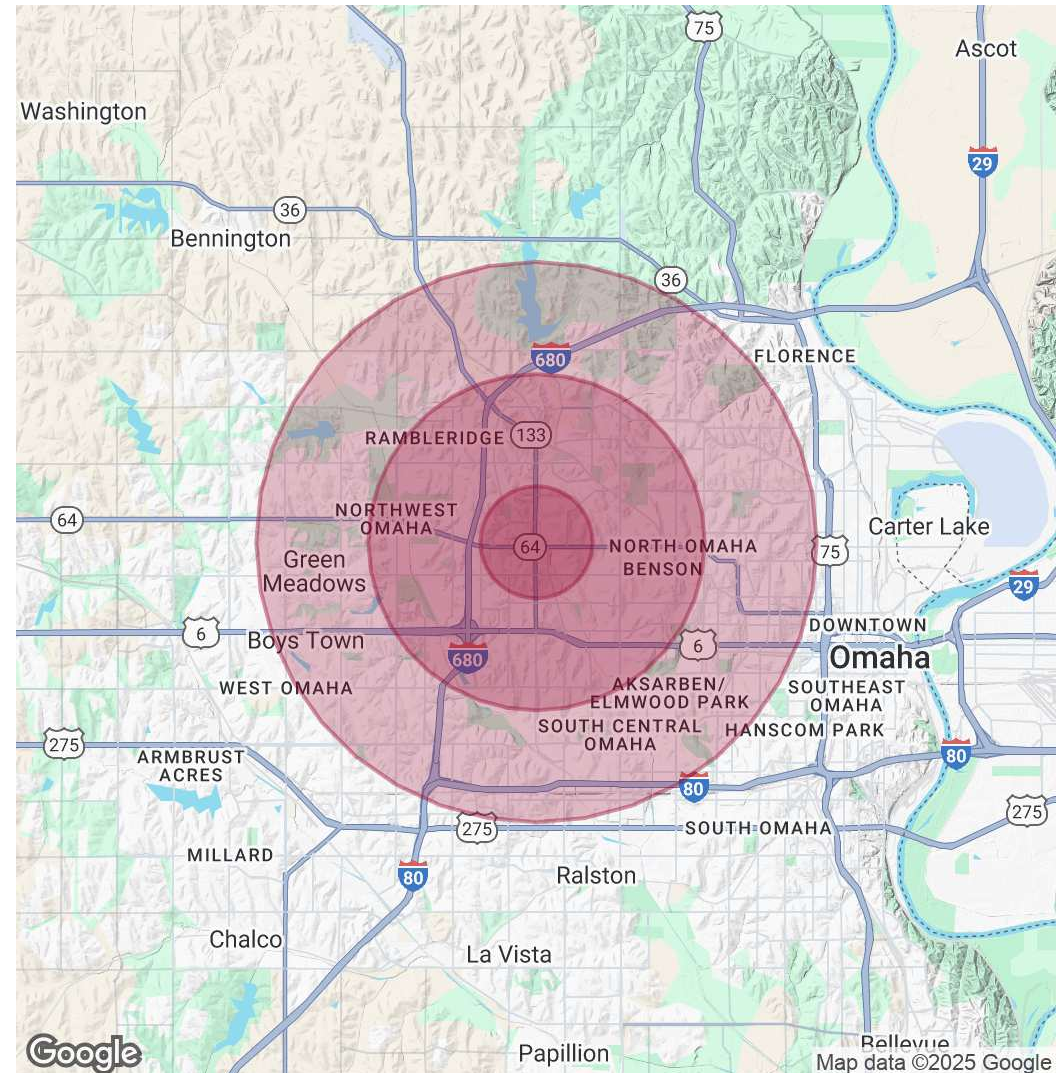
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,581	106,324	243,512
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,015	45,596	102,422
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$77,587	\$92,697	\$93,253
Average House Value	\$225,800	\$278,348	\$280,657

Demographics data derived from AlphaMap



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