

# FOR LEASE - VILLAGE SHOPPING CENTER

3042 NORTH 90TH STREET, OMAHA, NE 68134

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



## PRESENTED BY:

Cori Adcock

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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

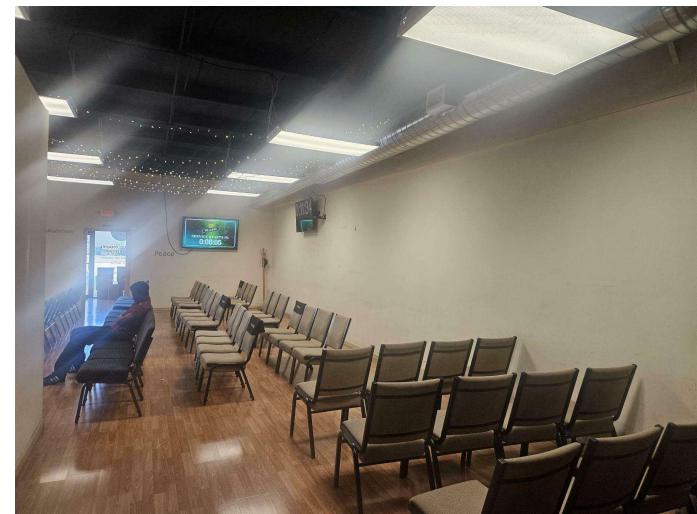
<b>Lease Rate:</b>	\$13.00 SF/yr (NNN)
<b>NNN:</b>	\$3.75 PSF
<b>Available SF:</b>	2,400 SF
<b>Building Size:</b>	106,379 SF
<b>Available:</b>	60 days

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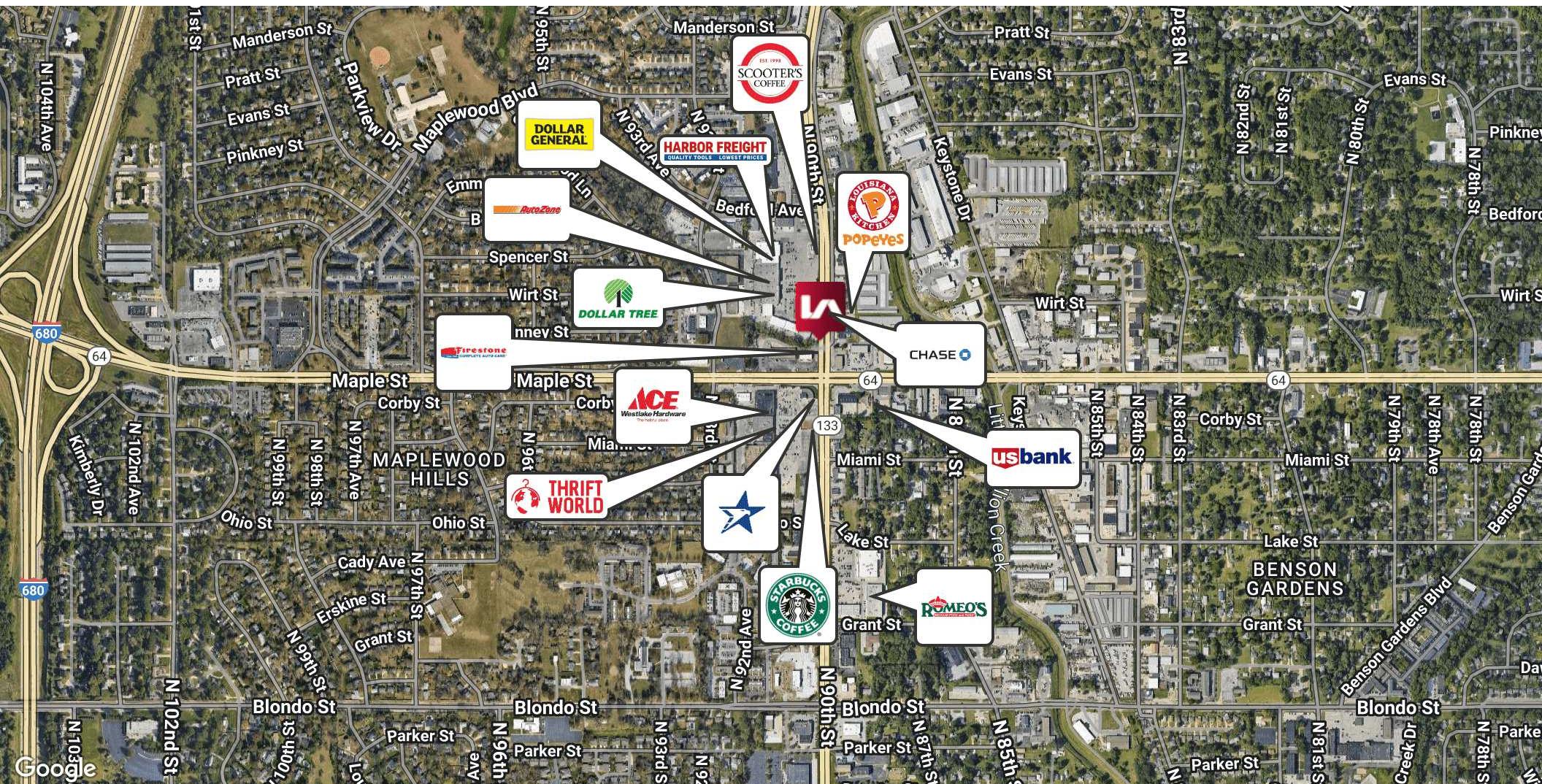
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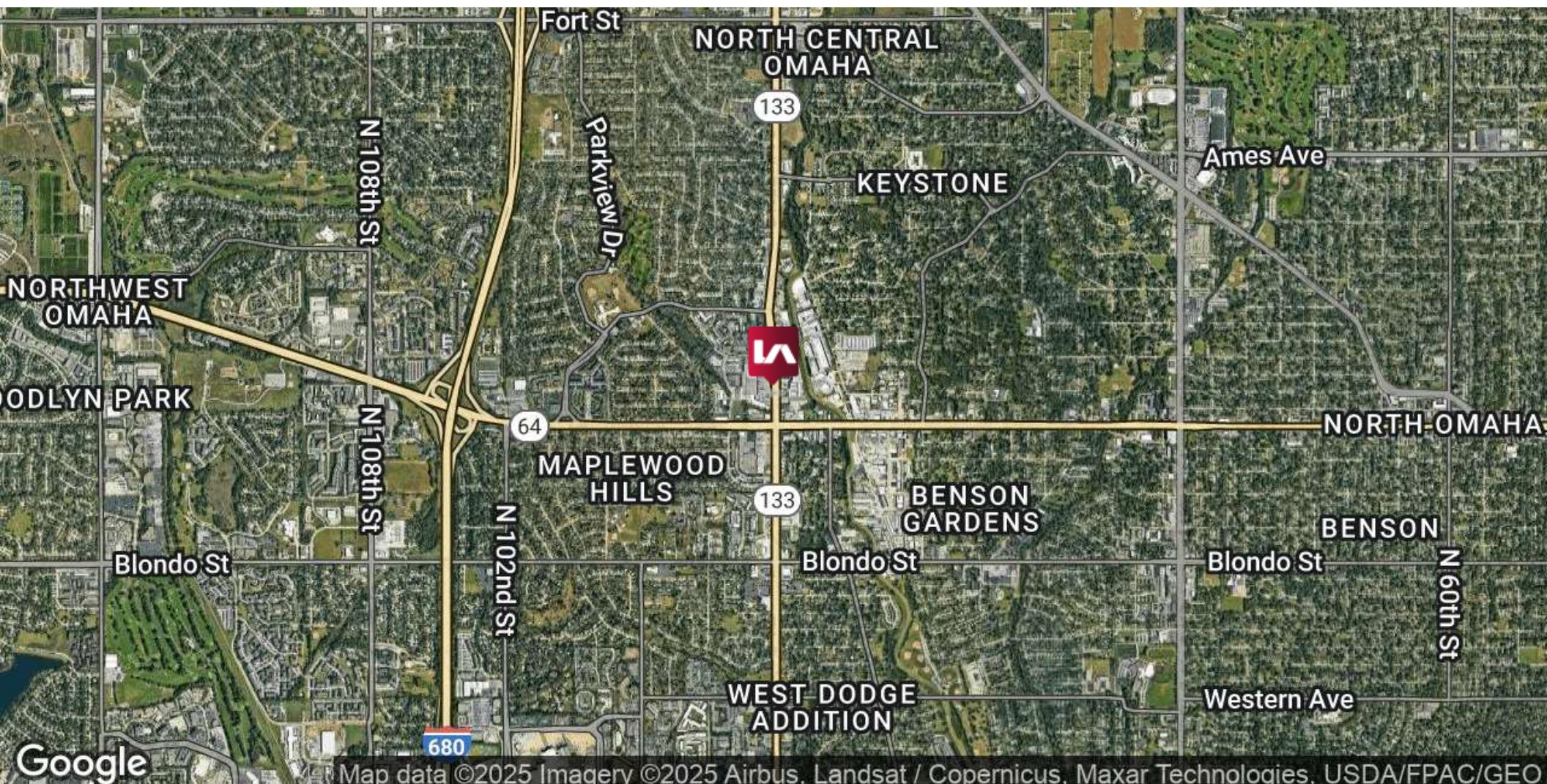
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Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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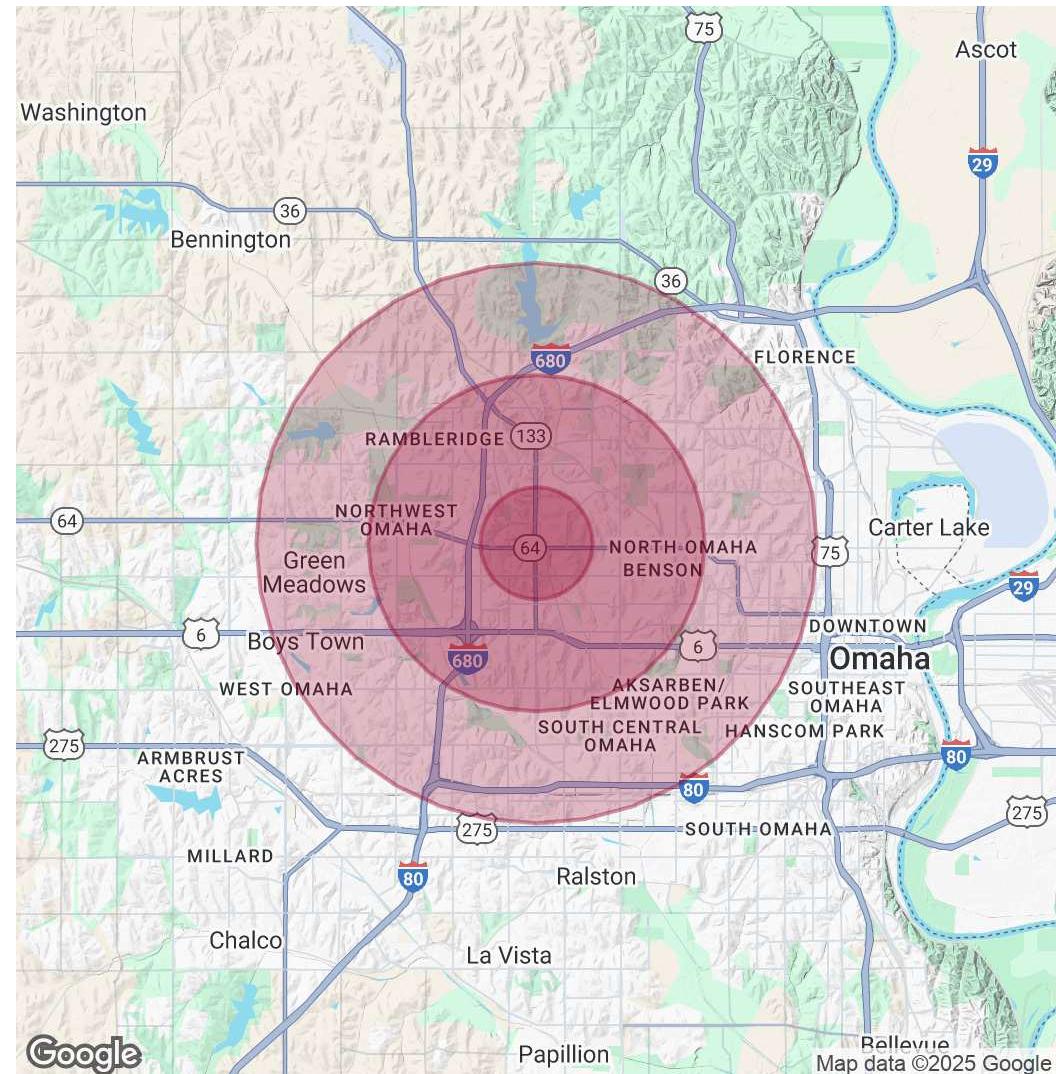
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	11,581	106,324	243,512
<b>Average Age</b>	39	38	38
<b>Average Age (Male)</b>	38	37	37
<b>Average Age (Female)</b>	40	39	39

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

Demographics data derived from AlphaMap



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