

3831 NORTH 167th COURT

RETAIL PROPERTY FOR LEASE | 1,500 - 9,000 SF | \$32.00 PSF (NNN)

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

New construction retail building available for lease at 168th & Maple! Suited for retail, restaurants, office and medical tenants. Co-tenant includes Old Vine and Wine. Delivery to Tenants September 2026.

PROPERTY HIGHLIGHTS

- Growing West Maple corridor
- New construction in low vacancy submarket
- Tenant improvement allowance available

LOCATION DESCRIPTION

Located on the busy West Maple corridor. This area benefits from visibility and accessibility, making it an attractive destination for businesses looking to capitalize on strong local foot traffic. With its proximity to major roads and residential communities, the location offers a built-in customer base. Nearby shopping centers, dining establishments, and service businesses create a synergetic retail environment.

OFFERING SUMMARY

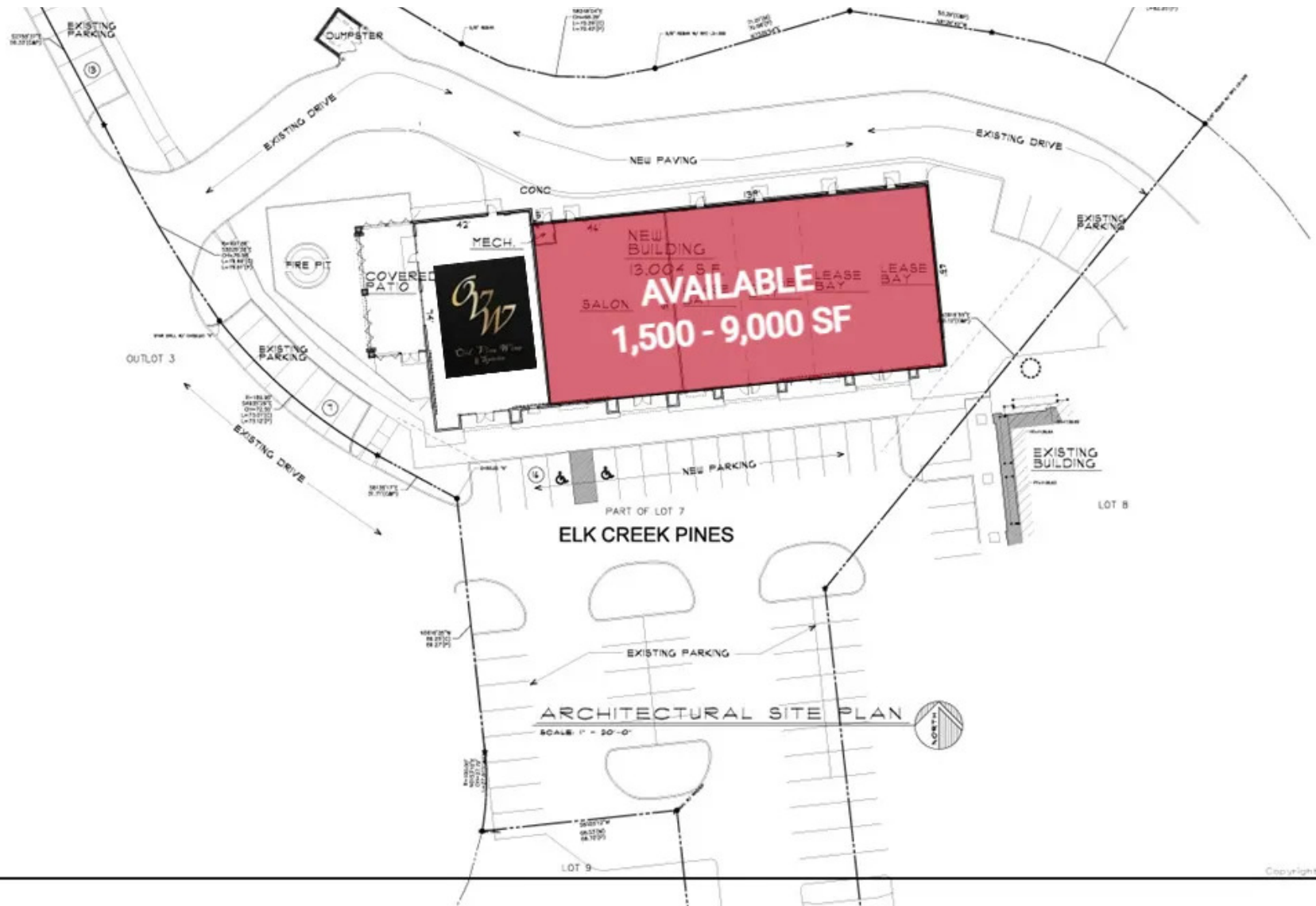
LEASE RATE:	\$32 SF/yr (NNN)
NNNS:	Est. \$8.00 PSF
AVAILABLE SF:	1,500 - 9,000 SF



PROPERTY AERIAL



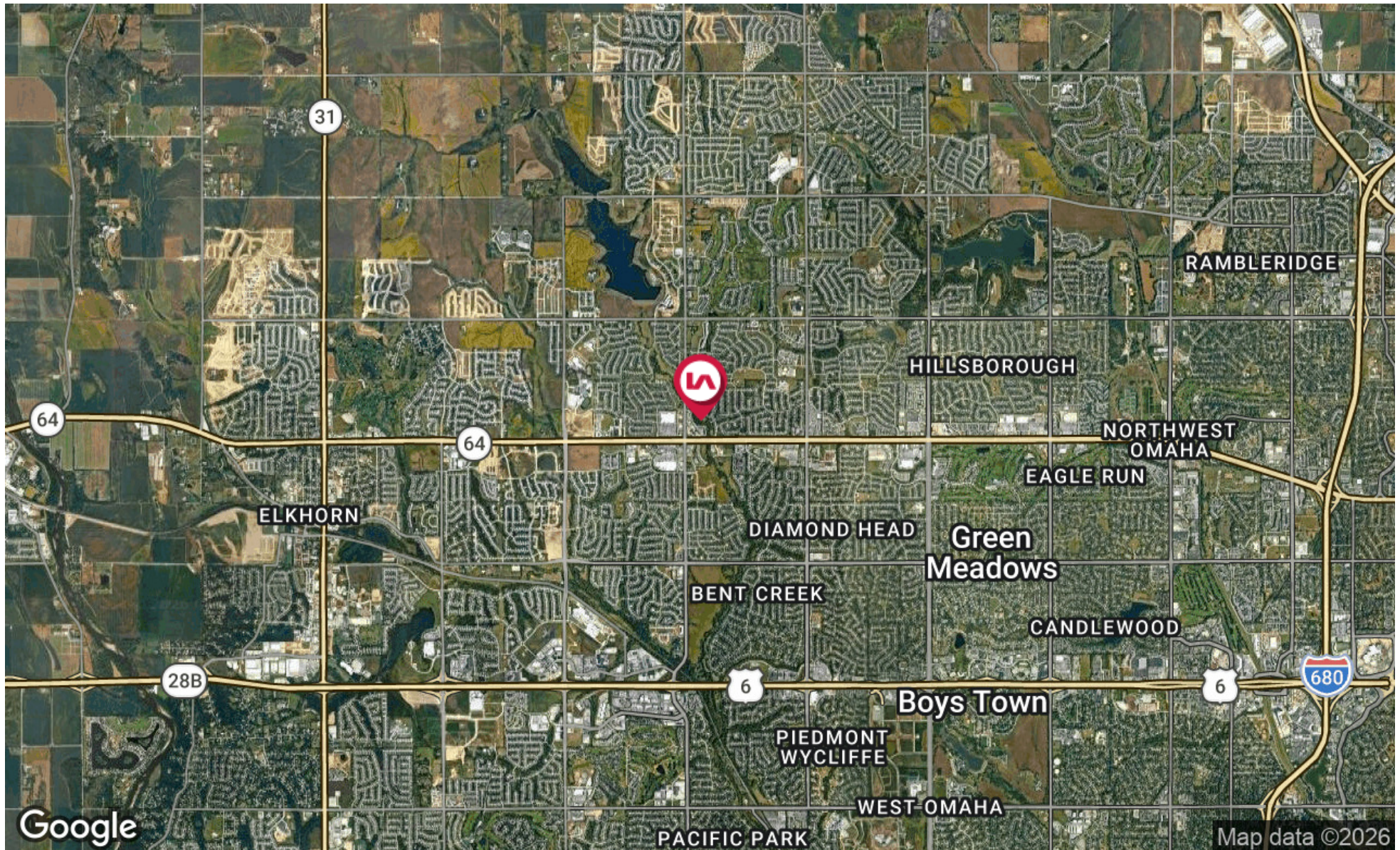
SITE PLANS



RETAILER MAP



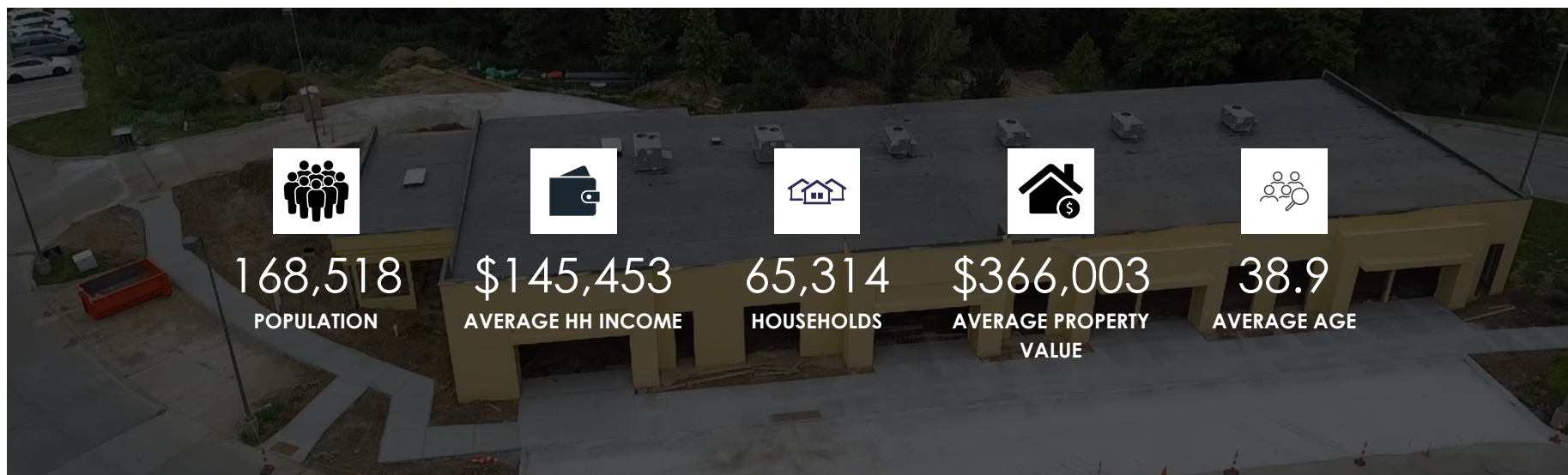
LOCATION MAP



OMAHA OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	13,855	77,187	168,518
Average Age	34.4	38.3	38.9
Average HH Income	141,947	153,598	145,453

2023 American Community Survey (ACS)



FOR
LEASE

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OMAHA, NE 68116



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