



17728 OAKMONT DRIVE | OMAHA, NE
110 SF - 300 SF | 40 INDIVIDUAL SUITES

SALON SUITES | FOR LEASE



DAVID POTTER
dpotter@pjmorgan.com
402-943-7343



YOSELIN ALVAREZ
yalvarez@pjmorgan.com
402-606-9040



MITCHELL KRAUSE
mkrause@pjmorgan.com
402-689-9416



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PROPERTY DETAILS

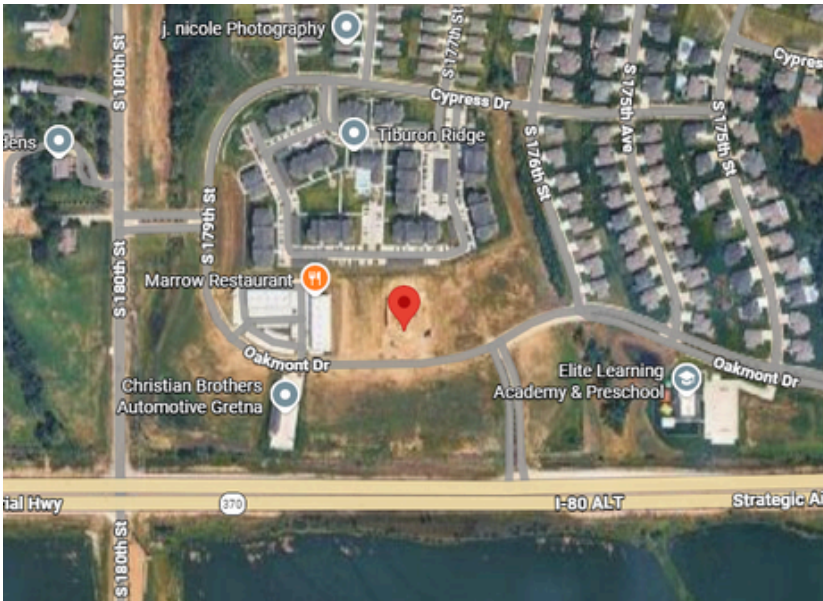
RENT/MONTH	\$1,140 - \$2,610
RENT/WEEK	\$250 - \$652.50
SF AVAILABLE	110 - 300 sf
BUILDING CLASS	A

DESCRIPTION

Discover a turnkey opportunity in one of Southwest Omaha's most sought-after corridors. This newly completed salon suite building, finished mid-2025 and conveniently located just off Highway 370, offers modern, move-in ready suites with contemporary finishes designed specifically for today's independent beauty professionals. With exceptional visibility and easy access from Papillion, Bellevue, La Vista, and the greater Omaha metro, this location brings the clients to you.

Each suite is perfect for stylists, estheticians, nail techs, lash artists, massage therapists, and more, giving you the independence of running your own business within a beautifully maintained, professionally managed facility. Ample on-site parking and brand-new construction make this one of Southwest Omaha's most exciting new salon destinations. Schedule your tour today and secure your space!

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



PARKING & TRANSPORTATION

PARKING TYPE	Surface Lot
TRAFFIC COUNT	20,944

PROPERTY & LOCATION HIGHLIGHTS

- Two kitchen spaces available to tenants
- 24 hour access via key pad
- Handicap accessible
- Ample parking
- Single and double suites available
- Open to co-leasing

BUILDING INFORMATION

BUILDING SIZE	10,736
MIN DIVISIBLE	110 sf
MAX CONTIGUOUS	300 sf
NUMBER OF FLOORS	2
YEAR BUILT	2025

ADDITIONAL INFORMATION

ZONING	03
NUMBER OF ACRES	1.08

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,716	36,563	100,981
AVERAGE AGE	40.8	36.7	37.5

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,700	12,384	35,378
PEOPLE PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$159,571	\$148,967	\$143,592
AVERAGE HH VALUE	\$469,092	\$379,215	\$347,412

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FLOOR 1 LAYOUT

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FLOOR 2 LAYOUT

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UNIT	SIZE	PRICE/MO
LAYOUT 1	110 sf	\$1,000
LAYOUT 2	110 sf	\$1,140
LAYOUT 3	140 sf	\$1,340
LAYOUT 4	150 sf	\$1,460
LAYOUT 5	150 sf	\$1,500
LAYOUT 6	200 sf	\$1,960
LAYOUT 7	300 sf	\$2,610

AVAILABLE UNITS

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SUITE PHOTOS

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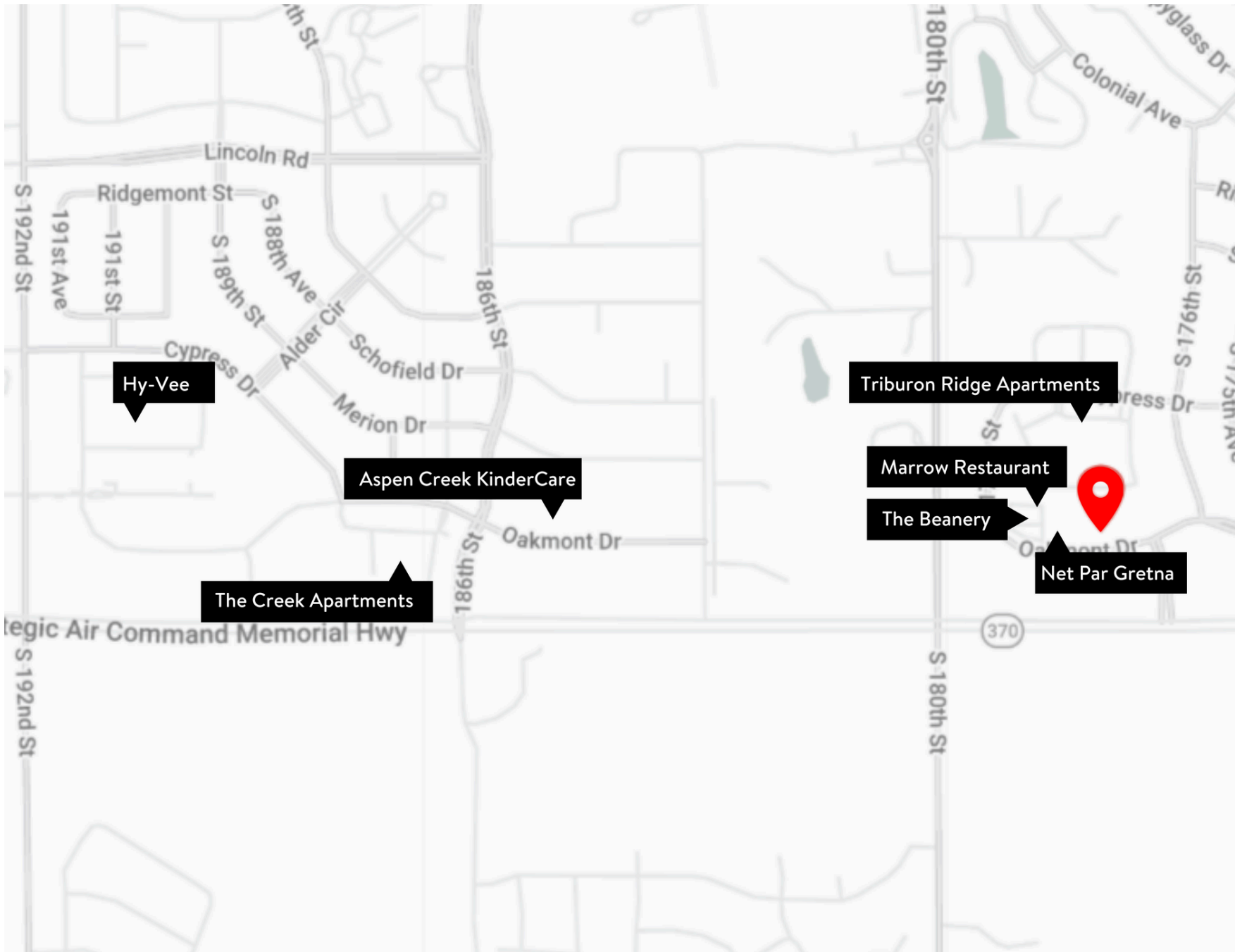
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COMMON AREA PHOTOS

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AREA BUSINESSES

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