

FOR LEASE - VILLAGE SHOPPING CENTER

3022 & 3042 NORTH 90TH STREET, OMAHA, NE 68134

RETAIL | 1,200 - 2,400 SF | \$13 SF/YR (NNN)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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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 68506 | 531.721.2888



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PROPERTY DESCRIPTION

Two spaces 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.

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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 SF/yr (NNN)
NNN:	\$3.75 PSF
Available SF:	1,200 - 2,400 SF
Building Size:	106,379 SF
Available:	60 days

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3022 North 90th Street	1,200 SF	NNN	\$13.00 SF/yr	Former Salon Space.
3042 North 90th Street	2,400 SF	NNN	\$13.00 SF/yr	Suitable for a variety of retail/office users.

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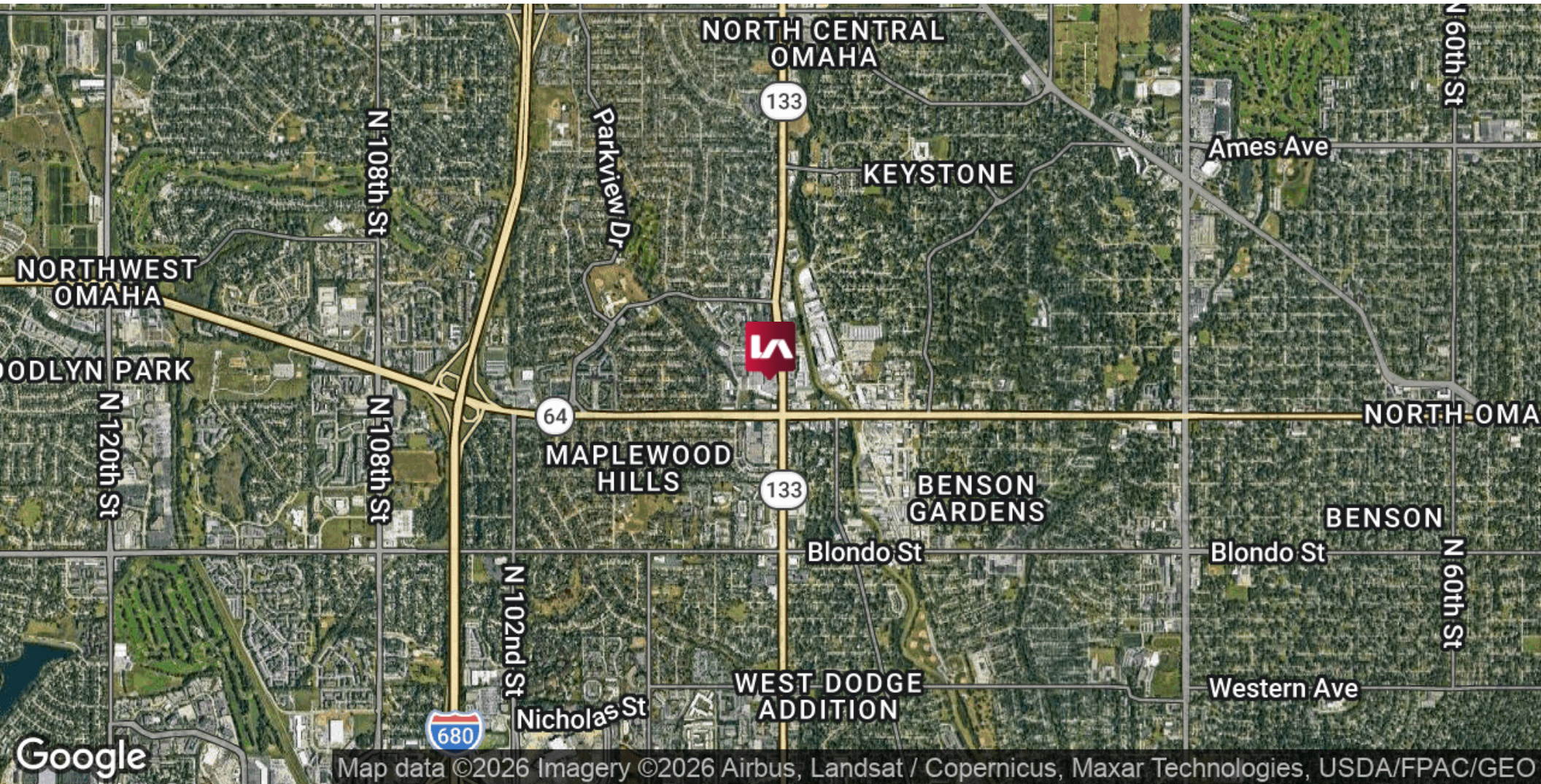
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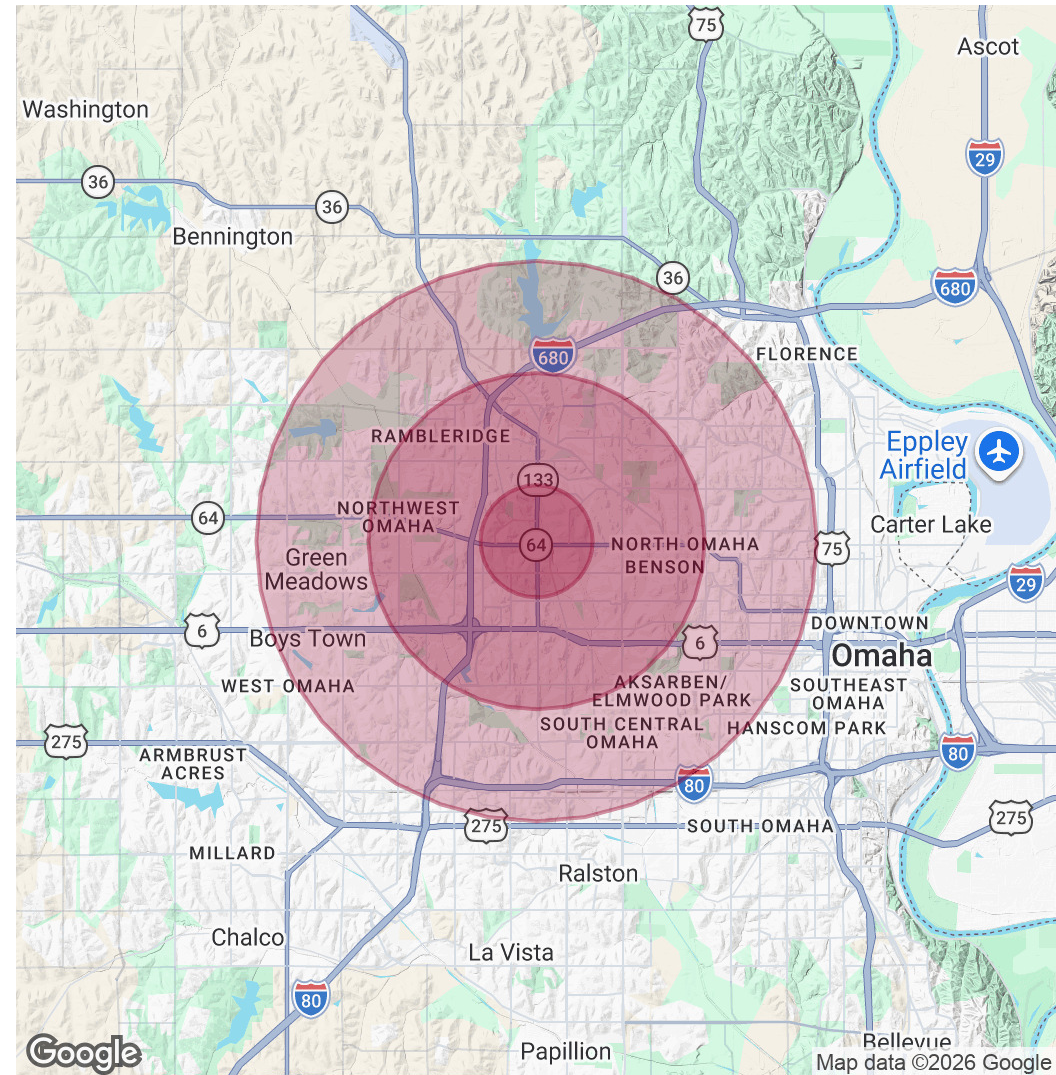
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,276	104,448	250,150
Average Age	36.5	37.5	37.0
Average Age (Male)	34.1	36.2	35.5
Average Age (Female)	39.4	38.3	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,127	45,666	106,324
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$79,126	\$95,954	\$101,191
Average House Value	\$201,657	\$249,798	\$259,754

2023 American Community Survey (ACS)



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