

ASPEN CREEK RETAIL

1,625 - 17,740 SF | \$32.00 SF/YR (NNN)

18870 OAKMONT DRIVE, OMAHA, NE 68136

S 192nd St

HWY 370



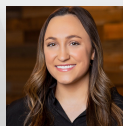
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OFFERING SUMMARY

LEASE RATE:	\$32.00 SF/YR NNN
Est. Op. Exp.	SF/YR
Available SF:	1,625 - 17,740 SF
Building Size:	17,740 SF
Property Type:	Retail

PROPERTY OVERVIEW

New retail center under construction located next to the newly opened Hy-Vee along Hwy 370.

PROPERTY HIGHLIGHTS

- Located next to the nations largest Hy-Vee
- About a mile from Gretna's new high school
- Fast growing corridor
- Excellent population growth
- Bays can be combined for a total of 17,740

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,970	24,699	73,258
Average Age	36.3	34	35.9
HOUSEHOLDS			
Total Households	714	8,273	25,892
People Per HH	2.8	3.0	2.8
Average HH Income	\$119,559	\$122,886	\$120,563
Average HH Value	\$317,985	\$277,945	\$256,764

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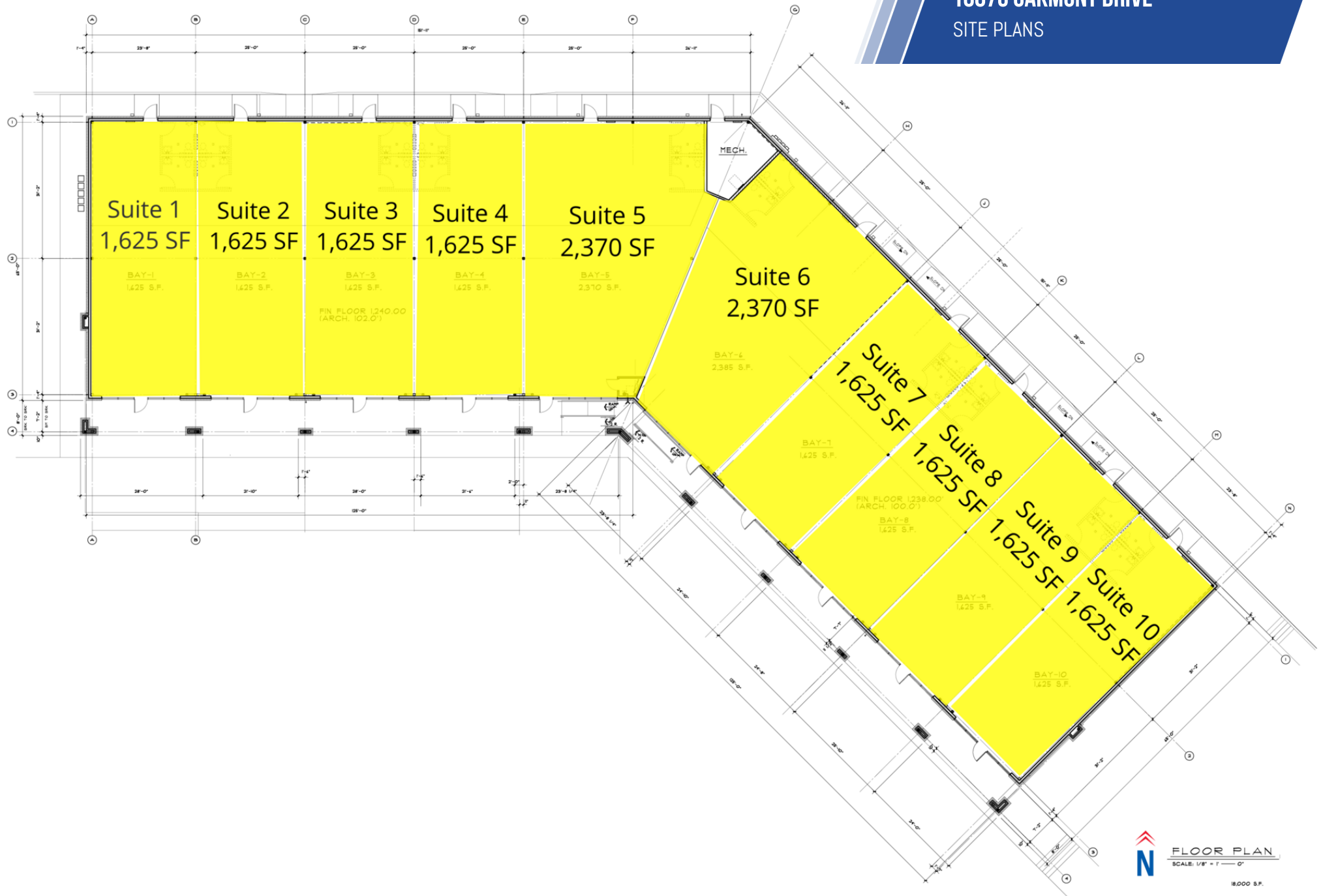
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,625 - 17,740 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr
2	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr
3	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr
4	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr
5	Available	2,370 - 17,740 SF	NNN	\$32.00 SF/yr
6	Available	2,385 - 17,740 SF	NNN	\$32.00 SF/yr
7	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr
8	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr
9	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr
10	Available	1,625 - 17,740 SF	NNN	\$32.00 SF/yr

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192nd & HWY 370



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18870 OAKMONT DRIVE
RETAILER MAP



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18870 OAKMONT DRIVE DEVELOPMENT MAP



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