

# OAK VIEW PLAZA

3309-3139 Oak View Drive Omaha, NE 68144

## PROPERTY

| Demographics     | 1 mile   | 3 miles   | 5 miles   |
|------------------|----------|-----------|-----------|
| Population       | 7,911    | 92,191    | 244,263   |
| Avg. HH Income   | \$97,908 | \$132,147 | \$139,678 |
| Total Households | 3,470    | 36,475    | 97,662    |

## NOTES

- GLA: 176,774 SF
- Availabilities: 1,888 SF- 4,861 SF
- Traffic Count: 30,480 VPD South 144th St.

## HIGHLIGHTS

- The Property is located in an established suburban area of Omaha, Douglas County, Nebraska on Oak View Drive, less than two miles from Interstate-680
- Neighborhood boundaries are Interstate-80/680 to the east, Highway 275 to the south, Pacific Street to the north, and 156th Street to the west.
- Primary access to the neighborhood is via Interstate-80/680, and Highway 6 and Highway 275, which run east-west through Omaha

## NOTABLE TENANTS

- PetSmart, Guitar Center, Safety Health & Counsel & Aspen Dental



**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



| Suite | Tenant                  | Square Feet |
|-------|-------------------------|-------------|
| 3103  | PetSmart                | 26,121      |
| 3111  | Safety & Health Council | 17,585      |
| 3113  | Midwest Warrior Academy | 6,471       |
| 3115  | Guitar Center           | 18,000      |
| 3205  | Available               | 4,861       |
| 3209  | Men's Warehouse         | 6,220       |
| 3219  | Available               | 5,066       |
| 3221  | Available               | 1,638       |
| 3223  | Available               | 1,888       |
| 3225  | Aspen Dental            | 3,500       |

LEASED AVAILABLE



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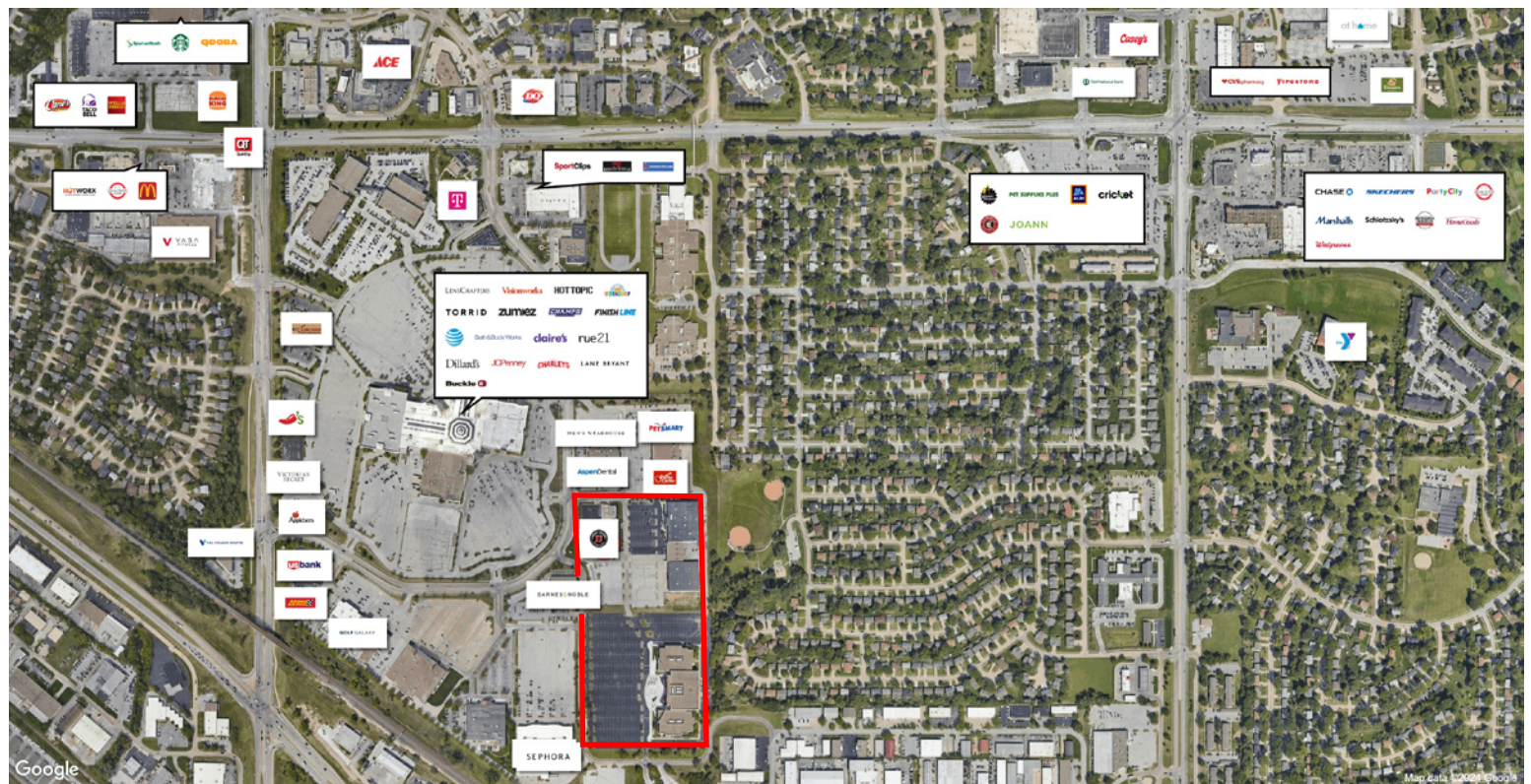
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## RETAILER MAP



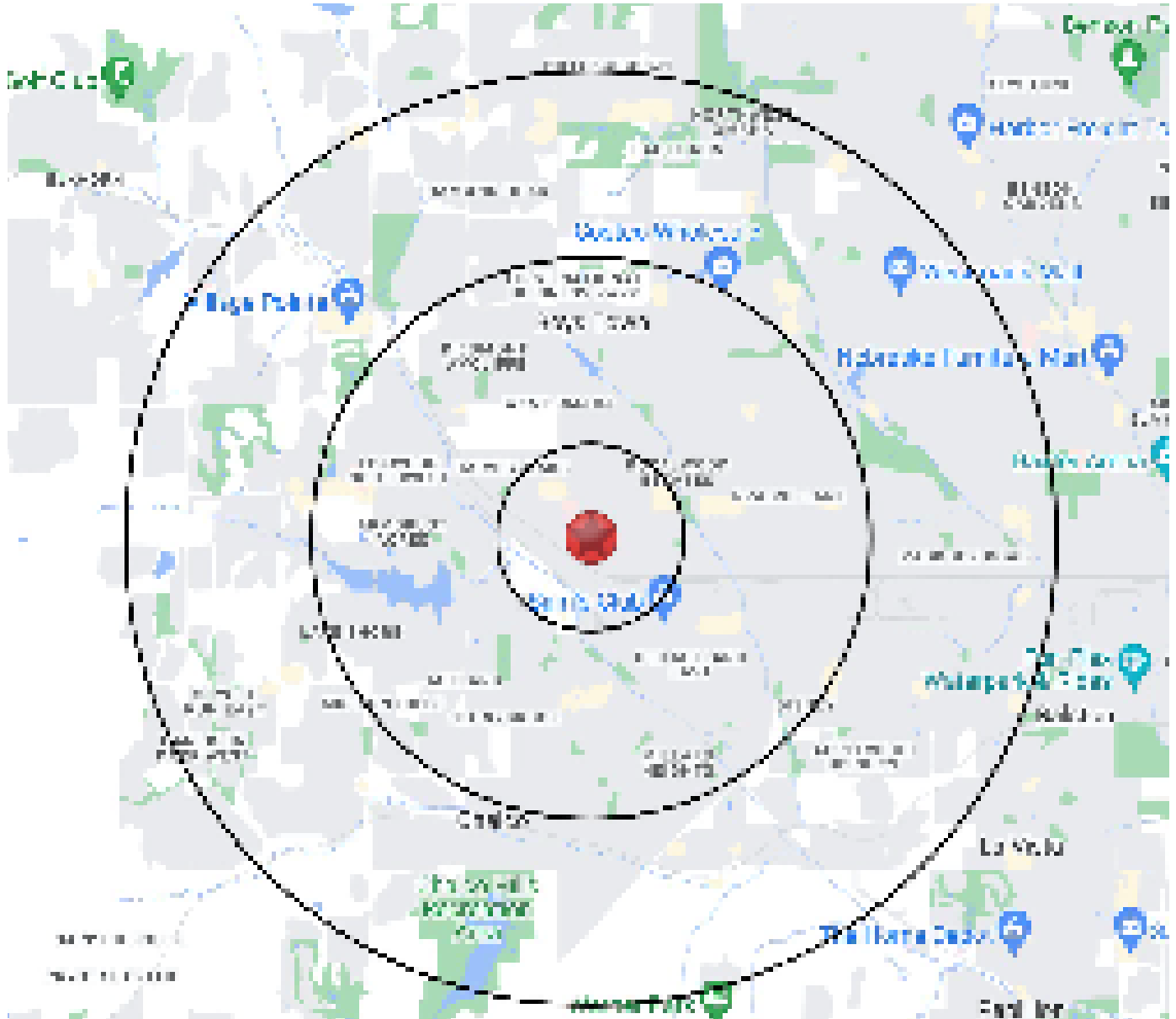
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## RADIUS MAP



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