

3205 & 3221 OAK VIEW DRIVE | OMAHA, NE
1,638 - 4,861 SF

OFFICE & RETAIL | FOR LEASE | WEST OMAHA



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REAL ESTATE

PROPERTY DETAILS

SF AVALIABLE	1,638 - 4,861
BUILDING CLASS	B
SUITES AVAILABLE	2
LEASE RATE	Modified Gross Negotiable



DESCRIPTION

Prime Location, Unmatched Potential: Discover 3205 Oak View Drive

Skip the high costs and lengthy timelines of a brand-new buildout. 3205 Oak View Drive is now offering a premier leasing opportunity featuring second-generation restaurant space. Positioned in a bustling, high-traffic commercial corridor, these spaces are uniquely primed for a seamless transition, allowing you to bring your culinary concept to life and start serving customers almost immediately.

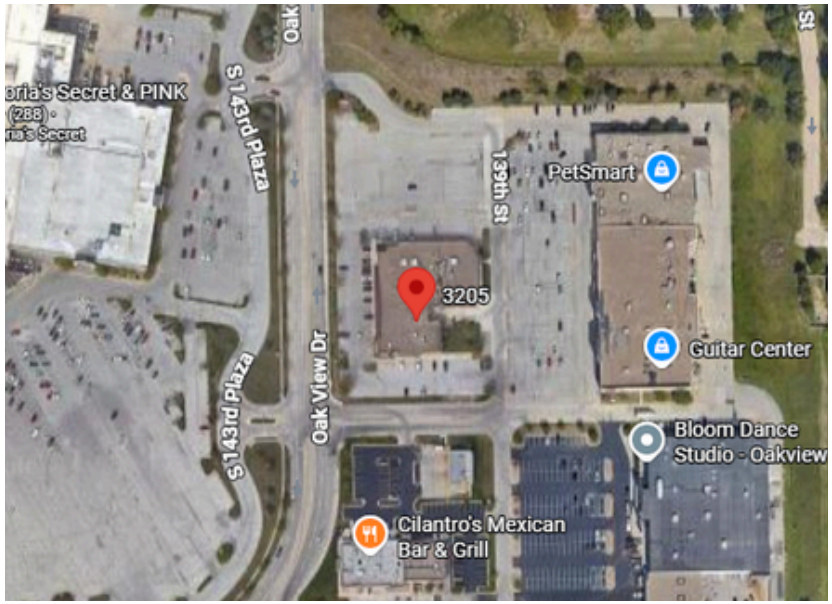


Key Highlights of the Property:

- Exceptional Visibility: Located along a prominent thoroughfare, ensuring your brand or property remains front and center for thousands of daily passersby.
- Versatile Space Options: Features a flexible layout that can easily adapt to a wide range of layouts, custom configurations, or operational workflows.
- Ample Parking: Hassle-free parking ensures easy access for dine-in guests, delivery drivers, and takeout orders.

These rare second-generation opportunities move quickly in this market.

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BUILDING INFORMATION

BUILDING SIZE	23,766 SF
MIN DIVISIBLE	1,638 SF
MAX CONTIGUOUS	4,861 SF
NUMBER OF FLOORS	1
YEAR BUILT	1999

ADDITIONAL INFORMATION

ZONING	MU
NUMBER OF ACRES	9.44

PARKING & TRANSPORTATION

PARKING RATIO	4.32/1,000
PARKING TYPE	Surface Lot
TRAFFIC COUNT	12,931

PROPERTY & LOCATION HIGHLIGHTS

- 2nd Gen restaurant space available
- Property adjacent to Oak View Mall
- Surrounded by restaurants, shopping, and family entertainment

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,865	86,128	236,569
AVERAGE AGE	38	40	39

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,338	34,236	94,688
PEOPLE PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	$89,098	$118,102	$125,188
AVERAGE HH VALUE	$247,528	$280,706	$313,614

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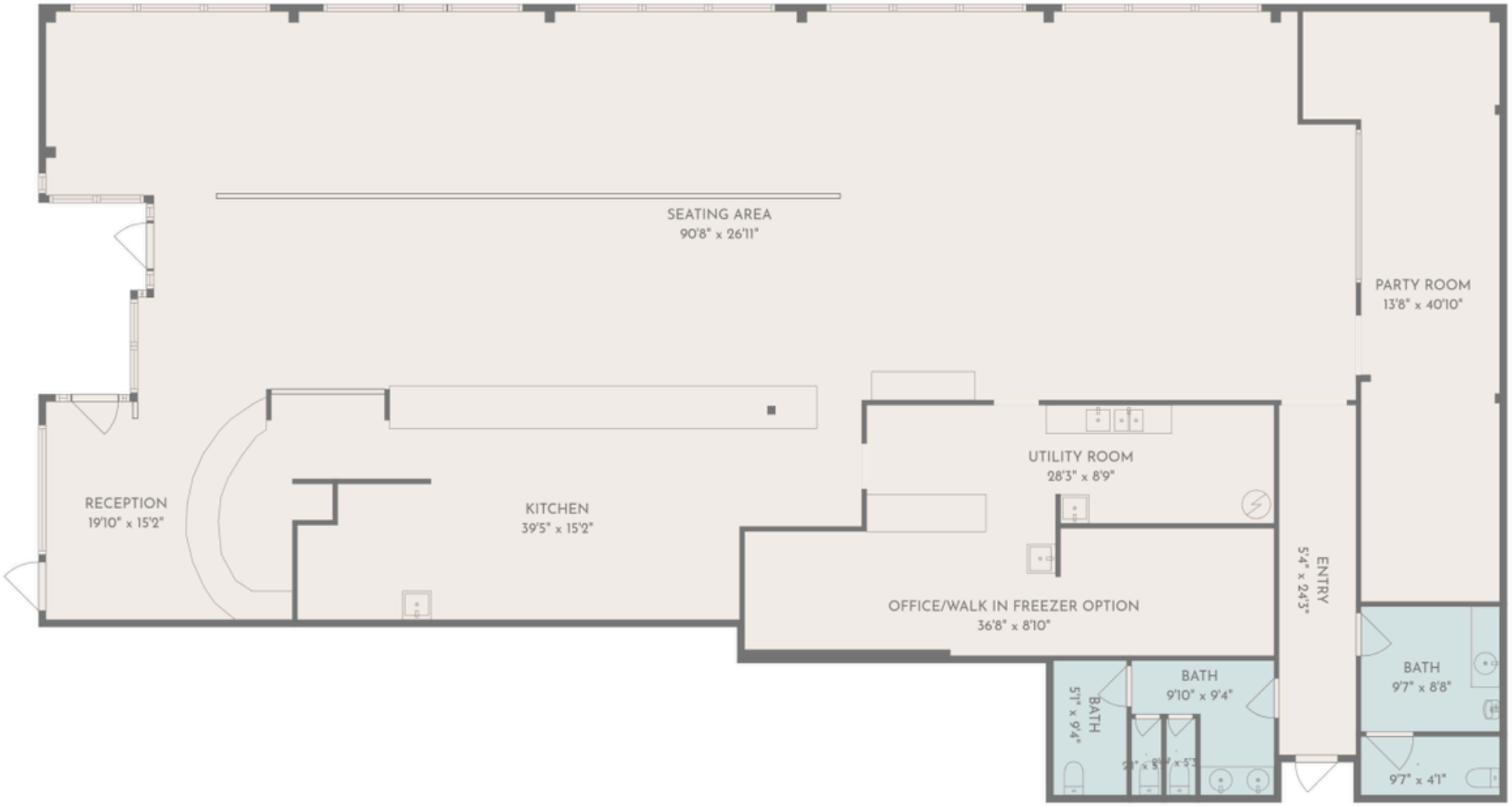




PHOTOS

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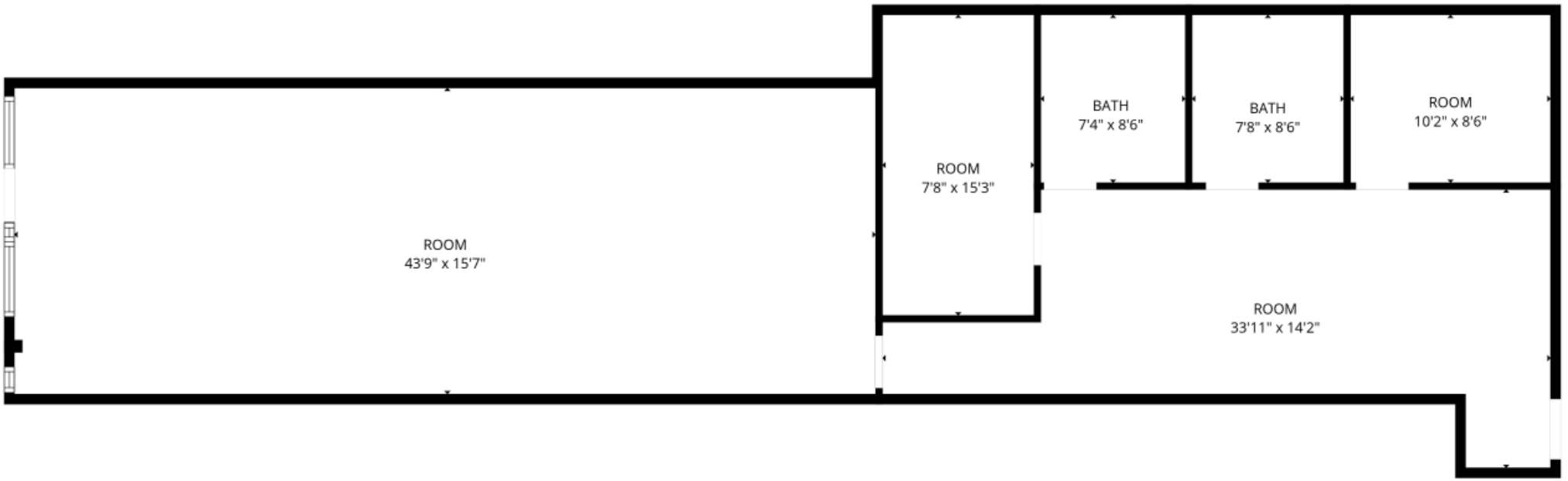


SUITE 3205 - 4,861 SF

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SUITE 3221 - 1,638 SF

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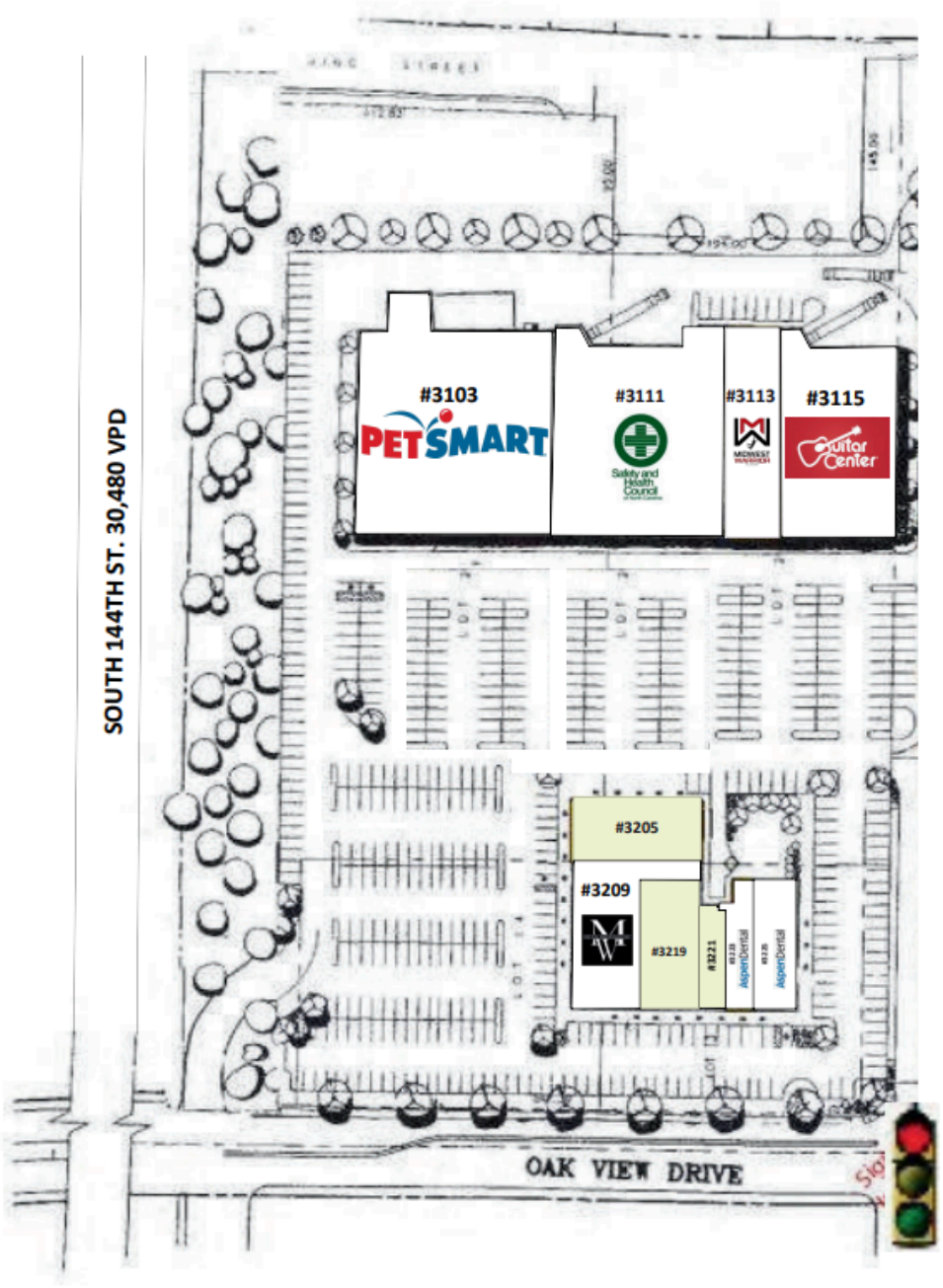


SUITE 3221 - EXTERIOR

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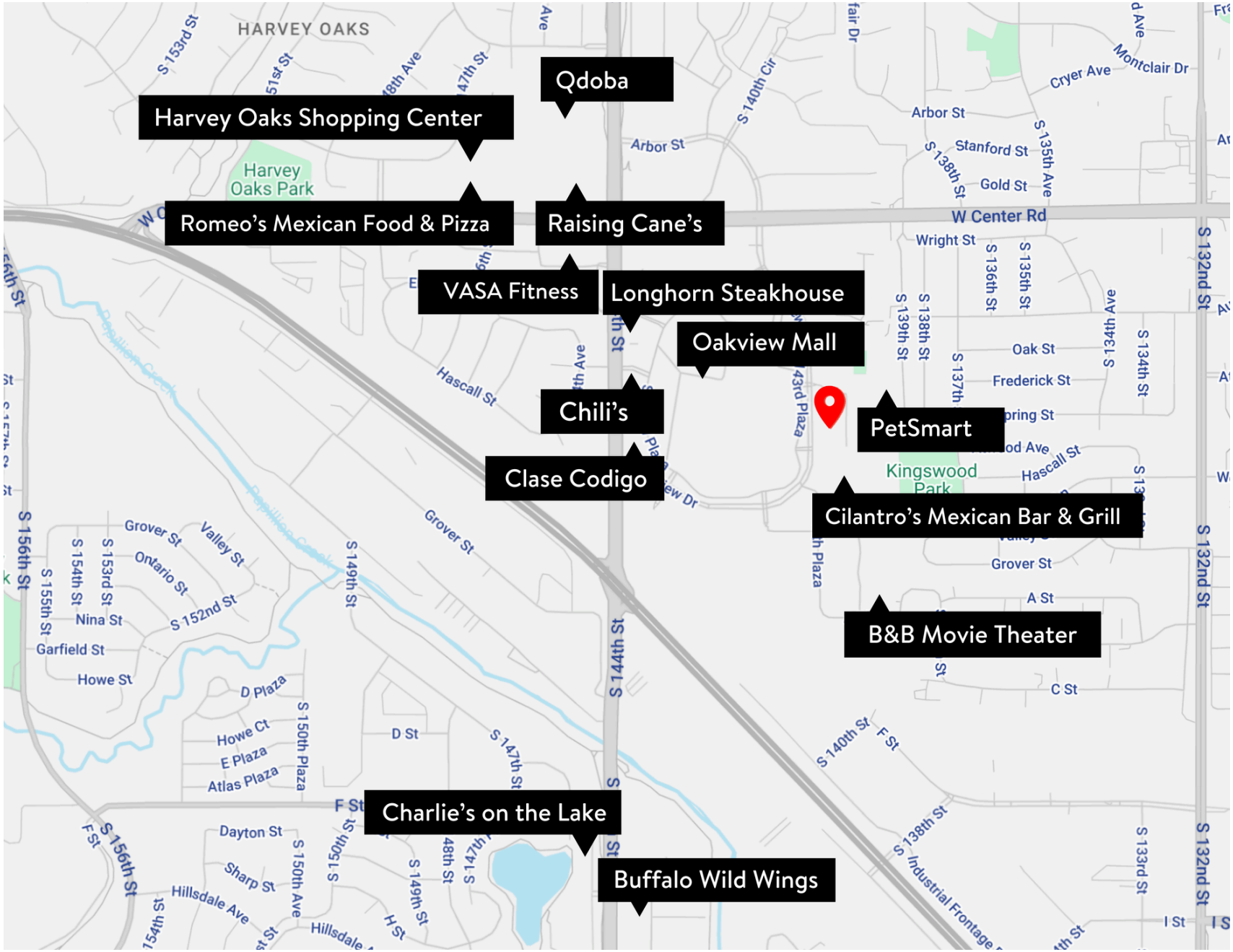
Suite	Tenant	Square Feet
3103	PetSmart	26,121
3111	Safety & Health Council	17,585
3113	Midwest Warrior Academy	6,471
3115	Guitar Center	18,000
3205	*Available*	*4,861*
3209	Men's Warehouse	6,220
3219	*Available Soon*	*5,066*
3221	*Available*	*1,638*
3223	Aspen Dental	*1,888* +
3225	Aspen Dental	3,500

LEASED AVAILABLE

SITE PLAN

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AREA BUSINESSES

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