

# SHOPPES AT GRAYHAWK

1,262 SF | \$15.50 SF/YR NNN

3525 N 144TH STREET, OMAHA, NE 68116



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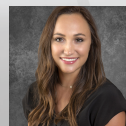
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## BUILDING INFORMATION

Building Size	39,729 SF
Min Divisible	1,262 SF
Max Contiguous	1,262 SF
Minimum Ceiling Height	16 ft
Number Of Floors	2
Year Built	2005

## PROPERTY HIGHLIGHTS

- Join Massage Envy, Painting with a Twist, Premier Academy, Trios Salon and other well established Tenant's in the heart of Omaha's West Maple Road retail corridor
- Shopping center is anchored by Lowe's, Michael's and Red Robin
- Signage available on both sides of building
- Excellent visibility
- Former insurance office with office build-out now available

## PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	50,068 144th & W Maple Road

## SITE INFORMATION

Cross-Streets	144th and W Maple Road
County	Douglas
Zoning	GC

## OFFERING SUMMARY

LEASE RATE	\$15.50 SF/YR NNN
Est. Op. Exp.	\$7.00 SF/YR
Available SF	1,262 SF
Property Type	Retail

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,880	76,723	171,940
Average Age	36.6	35.6	35.5
HOUSEHOLDS			
Total Households	4,913	28,646	67,704
People Per HH	2.6	2.7	2.5
Average HH Income	\$94,442	\$103,394	\$89,744
Average HH Value	\$180,857	\$210,194	\$204,248

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
203	1,262 SF	\$15.50 SF/yr (NNN)	\$7.00	\$2,366.25

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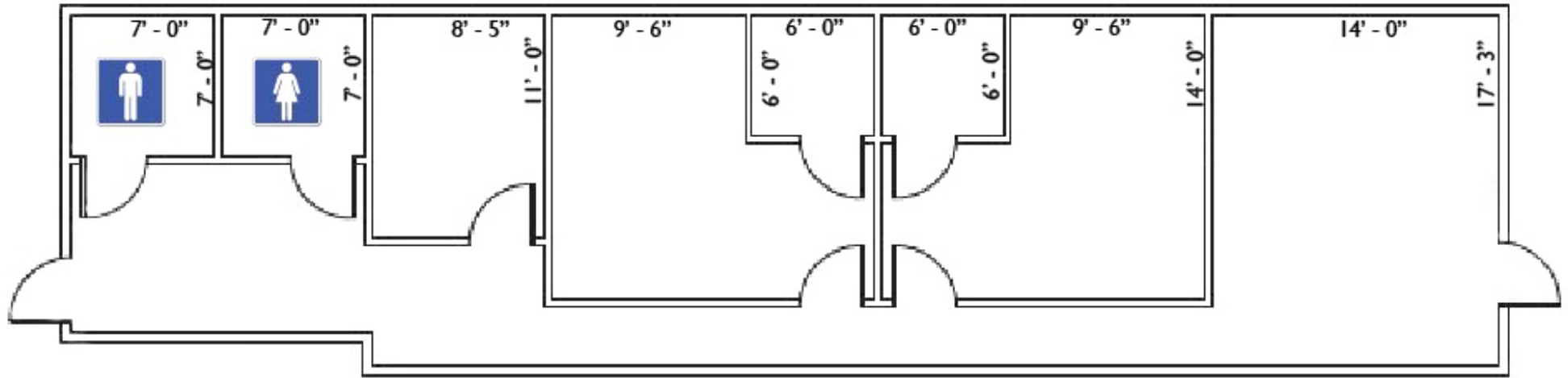
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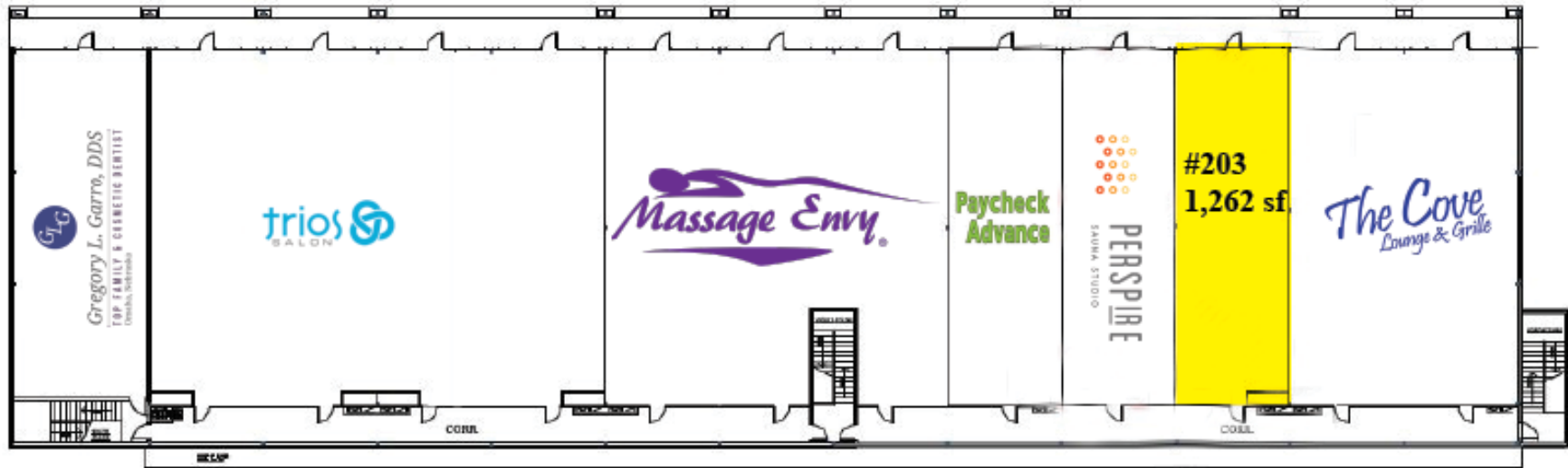
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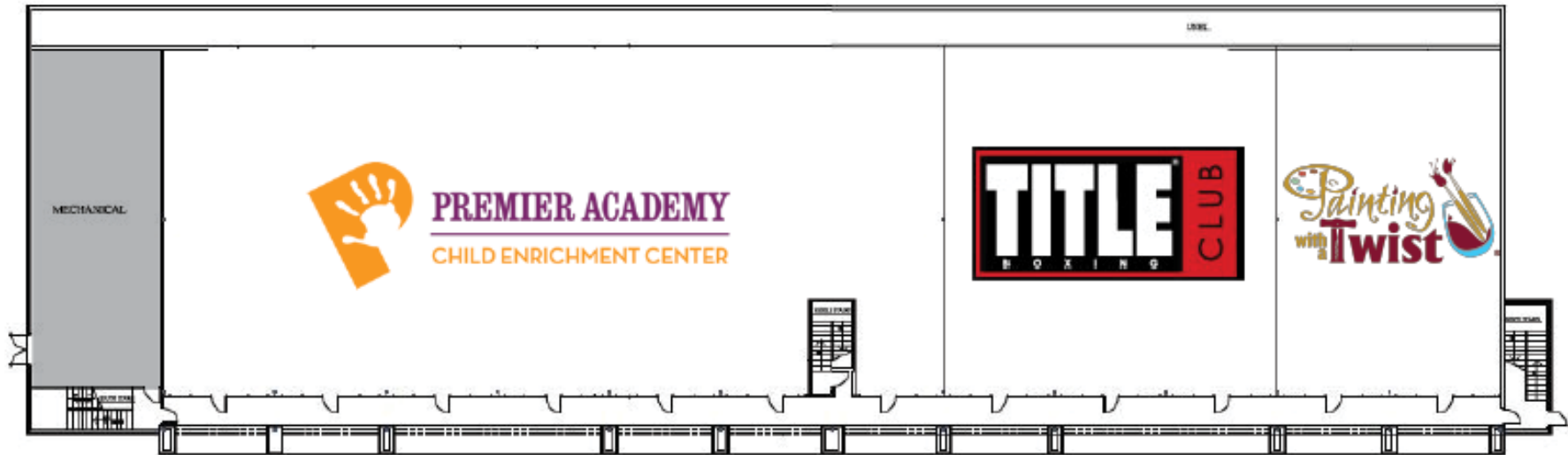
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Upper Level Plan



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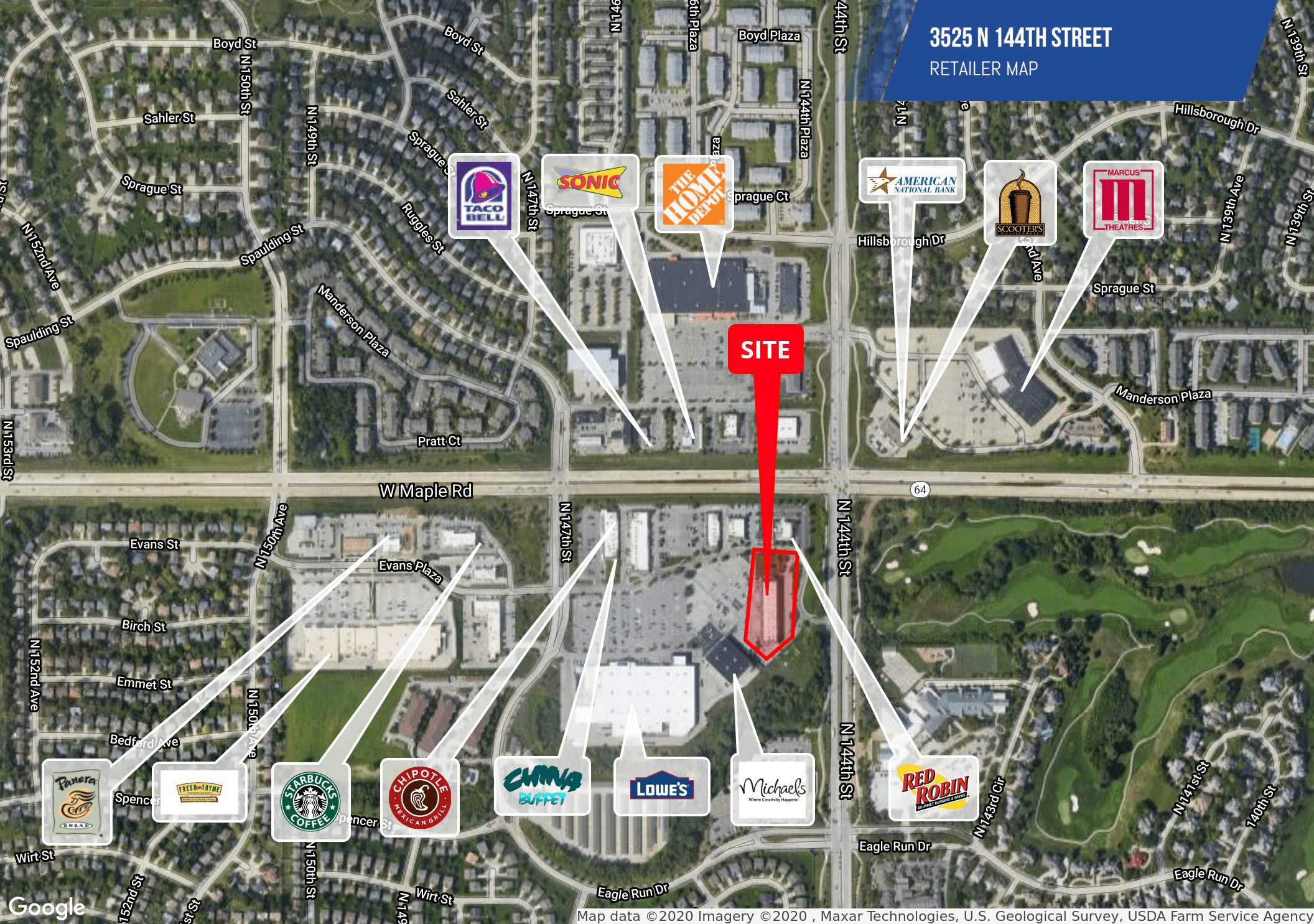
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3525 N 144TH STREET  
RETAILER MAP



**SITE**



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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