



N NODDLETM
COMPANIES

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ASPEN CREEK

1,200 - 3,083 SF AVAILABLE



VILLAGE POINTE

OLD NAVY APPLE URBAN OUTFITTERS **Rack**
 SEPHORA **BEST BUY** lululemon
 COACH **SCHEELS**

OAKVIEW MALL

Dillard's
 JCPenney

WESTROADS TOPGOLF

VON MAUR **DICK'S**
 JCPenney
 AMC THEATRES **OLD NAVY**
 The Container Store

REGENCY

WHOLE FOODS MARKET BARN
 lululemon
 ANTHROPOLOGIE
 WILLIAMS SONOMA
 BORSHEIMS

LAKE MANAWA POWER CENTER

Walmart sam's club
 Office DEPOT

L STREET MARKETPLACE

Target sam's club **ROSS**
 ULTA **Walmart** petco
 KIRKLAND'S **WORLD MARKET** Michaels

THE MARKETPLACE

at home JCPenney
 petco **BOOT BARN**
 JOANN Party City

METRO CROSSING

DICK'S **KOHL'S**
 HOBBY LOBBY **PETSMART**
 ULTA **Target** **TJX**

NEBRASKA CROSSING

NIKE Under Armour kate spade ULTA
 HomeGoods **TJ-maxx**
 H&M THE NORTH FACE **MICHAEL KORS**
 COACH

SHADOW LAKE TOWN CENTER

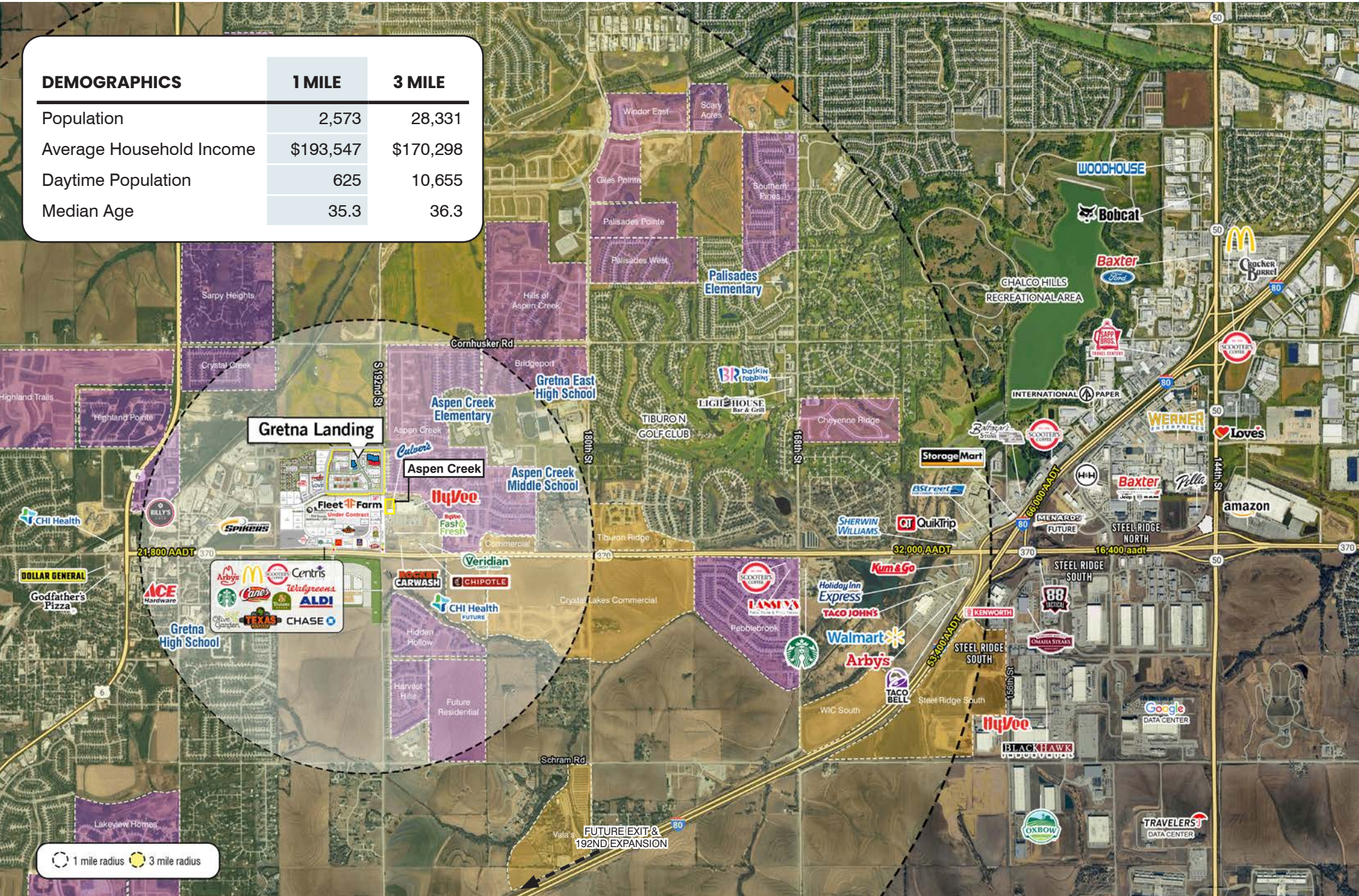
ROSS JCPenney Burlington
DICK'S ULTA Michaels
 OLD NAVY **PETSMART** **TJX** HomeGoods



ASPEN CREEK
 OMAHA RETAIL CENTERS

DEMOGRAPHICS

	1 MILE	3 MILE
Population	2,573	28,331
Average Household Income	\$193,547	\$170,298
Daytime Population	625	10,655
Median Age	35.3	36.3



ASPEN CREEK
HWY 370 TRADE AREA

Retail for Lease @ Aspen Creek

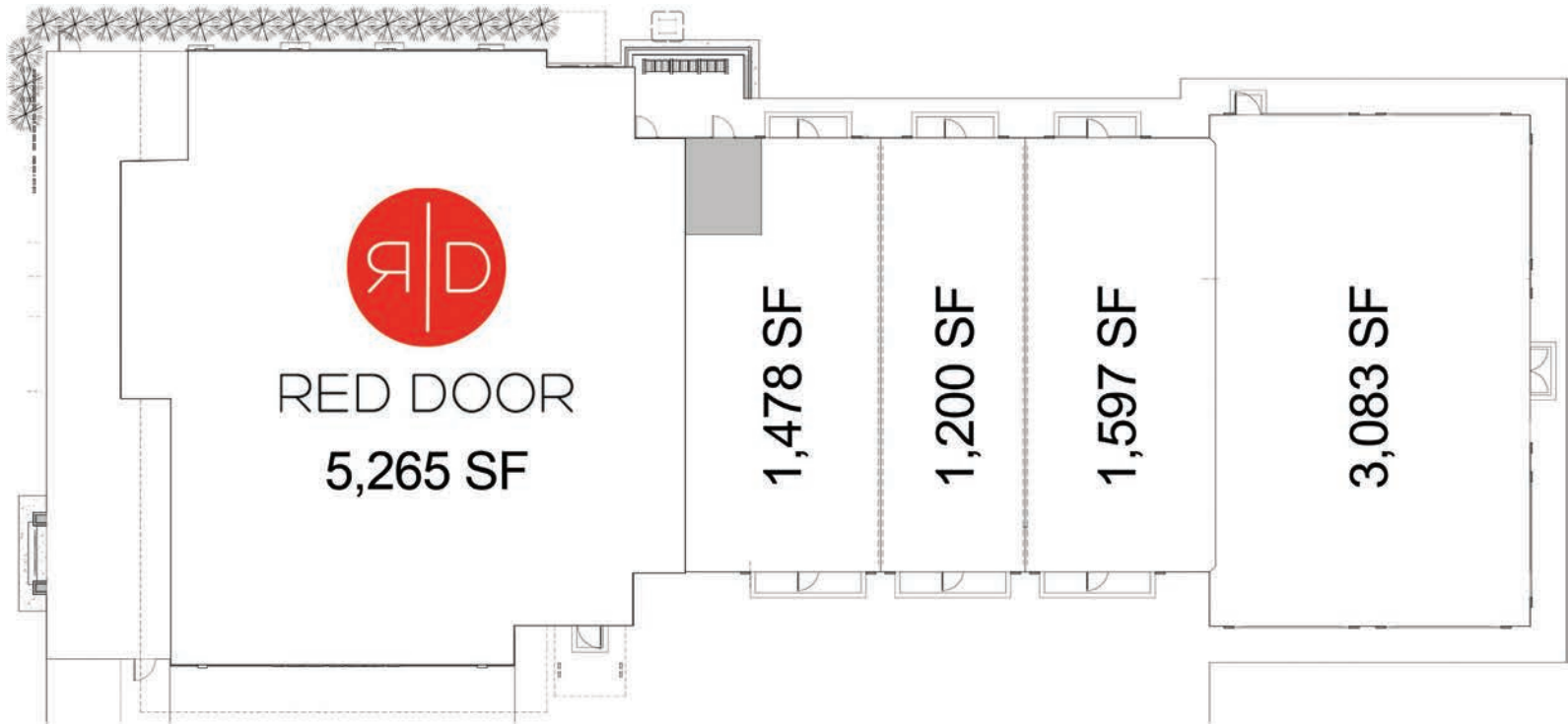
Join the highest growth corridor in Omaha!

DEVELOPMENT HIGHLIGHTS

- Adjacent to 31 Acres of new Gretna Landing development
- Join HyVee, Fleet Farm (coming soon), and 132,000 SF medical facilities
- Located off 192nd & Hwy 370
- Future plans for 192nd Street to connect to I-80
- Over 1600 residential lots under development
- Easily accessible from signalized intersection
- Ideal location for restaurants, retail, office/flex-office, and hospitality



ASPEN CREEK
RETAIL OPPORTUNITY



East Elevation





West Elevation



West 3d



East Elevation



East 3d



		3 MILE	5 MILE	MSA
POPULATION	2024 Estimated Population	28,331	77,118	986,822
	2029 Projected Population	31,213	81,699	1,022,348
	2020 Census Population	26,302	77,086	967,604
	2010 Census Population	15,589	57,801	865,351
	Projected Annual Growth 2024 to 2029	2.0%	1.2%	0.7%
	Historical Annual Growth 2010 to 2024	5.8%	2.4%	1.0%
HOUSEHOLDS	2024 Median Age	36.3	36.2	36.0
	2024 Estimated Households	9,601	27,263	394,300
	2029 Projected Households	10,879	29,479	411,347
	2020 Census Households	8,905	26,228	375,433
	2010 Census Households	5,333	19,748	334,377
	Projected Annual Growth 2024 to 2029	2.7%	1.6%	0.9%
ETHNICITY	Historical Annual Growth 2010 to 2024	5.7%	2.7%	1.3%
	2024 Estimated White	90.1%	88.1%	77.5%
	2024 Estimated Black or African American	1.5%	2.1%	8.1%
	2024 Estimated Asian or Pacific Islander	2.3%	3.5%	3.5%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.6%
	2024 Estimated Other Races	5.9%	6.2%	10.3%
INCOME	2024 Estimated Hispanic	6.3%	6.4%	11.5%
	2024 Estimated Average Household Income	\$170,298	\$162,627	\$119,649
	2024 Estimated Median Household Income	\$142,275	\$131,055	\$84,821
EDUCATION	2024 Estimated Per Capita Income	\$57,734	\$57,499	\$47,936
	2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.2%	2.8%
	2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.4%	3.7%
	2024 Estimated High School Graduate	14.4%	14.8%	22.4%
	2024 Estimated Some College	16.7%	19.5%	21.6%
	2024 Estimated Associates Degree Only	10.5%	10.0%	9.6%
	2024 Estimated Bachelors Degree Only	36.0%	34.4%	25.6%
BUSINESS	2024 Estimated Graduate Degree	19.9%	18.6%	14.3%
	2024 Estimated Total Businesses	551	1,879	33,064
	2024 Estimated Total Employees	3,342	17,970	409,923
	2024 Estimated Employee Population per Business	6.1	9.6	12.4
	2024 Estimated Residential Population per Business	51.4	41.0	29.8



ASPEN CREEK

HWY 370 & 192ND STREET

CONTACT

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