

FOR LEASE



MAPLE & MAIN

NEC North 180th St & West Maple Rd, Omaha, NE

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



**WHITE
LOTUS
GROUP**

MAPLE & MAIN | RETAIL PROPERTY FOR LEASE

NEC NORTH 180TH ST & WEST MAPLE RD, OMAHA, NE 68116



**CAMPBELL
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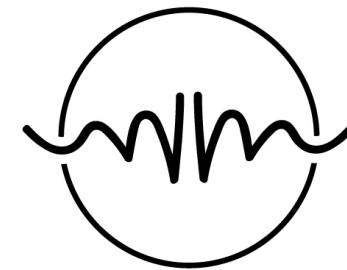
PROPERTY DESCRIPTION

Welcome to Maple & Main, a community destination that enhances the West Maple corridor. Maple & Main will feature a curated collection of brands, that feel inclusive, connected, and offer a little something for everyone.

The West Maple corridor continues to experience strong residential and commercial growth. With the Elkhorn Public Schools campus directly behind Maple & Main, families and students will be part of the area's daily activity. Costco's recent opening immediately to the south is also driving a noticeable increase in traffic counts.

Its location near the elementary, middle, and high schools makes Maple & Main a natural destination for families, whether they are grabbing a quick lunch, stopping in for an after-school treat, or meeting up for a bite after the big game.

Combined with strong household density and favorable income demographics, Maple & Main presents an opportunity for businesses that will be difficult to replicate.



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LEASE INFORMATION

Lease Rate: Undisclosed Lease Type: NNN

BUILDING A

SUITE	SIZE	DESCRIPTION
Suite 3	2,400 SF	
Suite 4	2,400 SF	
Suite 5	2,400 SF	
Suite 6	2,400 SF	Wrap around patio availability

BUILDING C

SUITE	SIZE	DESCRIPTION
Suite 1	3,150 SF	Drive through availability

BUILDING D

SUITE	SIZE	DESCRIPTION
Suite 1 B	1,200 SF	
Suite 2	2,400 SF	
Suite 5	2,400 SF	
Suite 6	2,171 SF	Wrap around patio availability
Suite 7	7,052 NSF	Second Floor - Elevator Access
Suite 8	6,496 NSF	Second Floor - Elevator Access



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LEASE INFORMATION

Lease Rate:	Undisclosed	Lease Type:	NNN
Total Available SF:	60,000 SF	Buildings:	2
Minimum Divisible:	15,000 SF	Est. Completion:	2028
Max Contiguous:	30,000 SF		

BUILDING E

SUITE	SIZE	DESCRIPTION
Suite 1	15,000 - 30,000 SF	Junior Box Space

BUILDING F

SUITE	SIZE	DESCRIPTION
Suite 1	15,000 - 30,000 SF	Junior Box Space



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,153	68,183	147,815
Average Age	32.9	37.7	39.1
Average Age (Male)	30.9	35.9	37.3
Average Age (Female)	34.1	37.9	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,283	25,314	54,946
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$162,404	\$152,492	\$159,212
Average House Value	\$389,164	\$382,980	\$382,868

2023 American Community Survey (ACS)

PRE-COSTCO TRAFFIC COUNTS

44,210

VPD



16,166



14,722



26,532



31,000



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MAPLE & MAIN | MEET THE TEAM



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**WHITE
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