

# FORMER DICK'S SPORTING GOODS 3125 OAK VIEW DRIVE

Omaha, Nebraska 68144

Retail / For Sale or Lease



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THE CENTER  
OF RETAIL**

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COMPANY

### PROPERTY OVERVIEW




Big box space available for sale or lease. Former Dick's Sporting Goods building with ample parking conveniently located off of 142nd and W. Center Road, just east of Oak View Mall.

### PROPERTY HIGHLIGHTS

Sale Price	\$3,300,000 (\$58.00 PSF)
Lease Rate	\$10.00 PSF NNN
Building Size	56,964 SF
Total Available	56,964 SF
	Suite 3125: 47,136 SF
	Suite 3129: 9,828 SF
Year Built	2002
Total Site Area	6.74 Acres
Parking Ratio	5.1:1,000 SF
Clearance Height	Suite 3125: 21'
Zoning	Mixed Use
Traffic Counts	9,000 Cars Per Day on Oak View Drive



### NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	8,343	\$72,064	3,528
3 Miles	93,434	\$81,710	36,722
5 Miles	241,250	\$83,768	95,741



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INTERIOR PHOTOS



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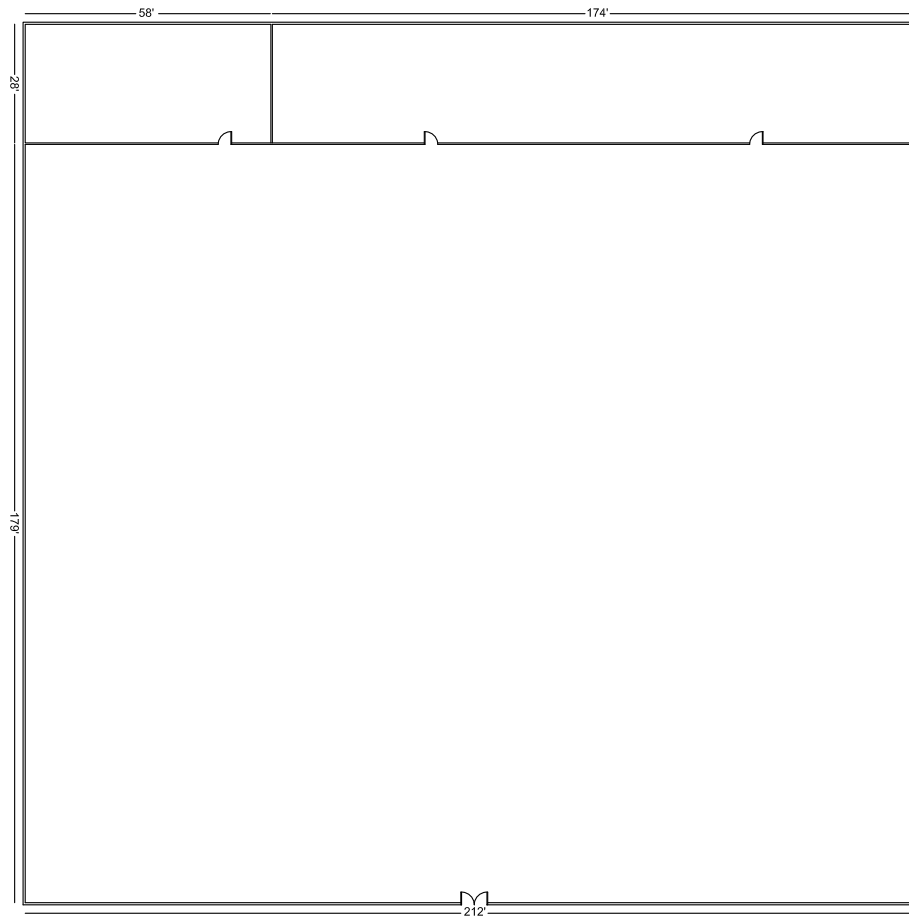
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FLOOR PLAN



\*\* Floor plan measurements are approximate and are for illustration purposes only.

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