



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

11,518 | 78,569 | 242,396



Daytime Population

11,872 | 98,749 | 225,618



Median Household Income

\$77,056 | \$95,885 | \$99,710

RETAIL FOR LEASE

Montclair on Center

13003 West Center Road | Omaha, Nebraska 68144

800 - 22,647 SF | Lease Rate: Call for Details

PROPERTY DETAILS

Healthy and diverse mix of traffic-driving retailers, including Marshalls, HomeGoods, Skechers, & The Tile Shop

Mutiple points of entry for easy access from South 132nd Street and West Center Avenue

West Center Road - 28,595 VPD | South 132nd Street - 22,455

Sam Rolfe

402.263.6752

srolfe@paceproperties.com

Justin Costello

402.263.6753

jcostello@paceproperties.com

Brian Houlihan

402.263.6750

bhoulihan@paceproperties.com

PACEPROPERTIES.COM | 402.929.9898

11422 Miracle Hills Drive, Suite 450 | Omaha, NE 68154

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
12951	The Tile Shop	20,412	12997	Zio's Pizzeria	4,448	13079	Indigo Hair Studio	1,000
12953	Skechers	13,305	13013	Buddha Maitreya Soul Therapy	1,200	2754	Flhairs Salon	1,400
12955	HomeGoods	25,838	13015	Dietze Music	16,534	2758	AVAILABLE	1,050
12957	AVAILABLE	5,579	13029	Christopher & Banks	4,000	2762	Spirits & Things	1,400
12965	House of J	2,297	13039	AVAILABLE	800	2766	CA Nails Spa	1,050
12975	Marshalls	32,675	13045	Hair Care Xtras	1,600	2770	A&M Rehab Center	2,245
12977	AVAILABLE	22,647	13049	San Antonio Shoe	2,944	2782	Schlotzky's	2,600
12979	Zurchers	18,666	13059	Lozier Natural Health Center	1,600	2815	Scooter's Coffee	300
12989	Bruegger's Bagels	2,400	13069	Gloria Deo	3,200	2945	Amigo's	
12995	Rusty Taco	2,552	13075	Cohen & Kelly's Lounge	2,200			