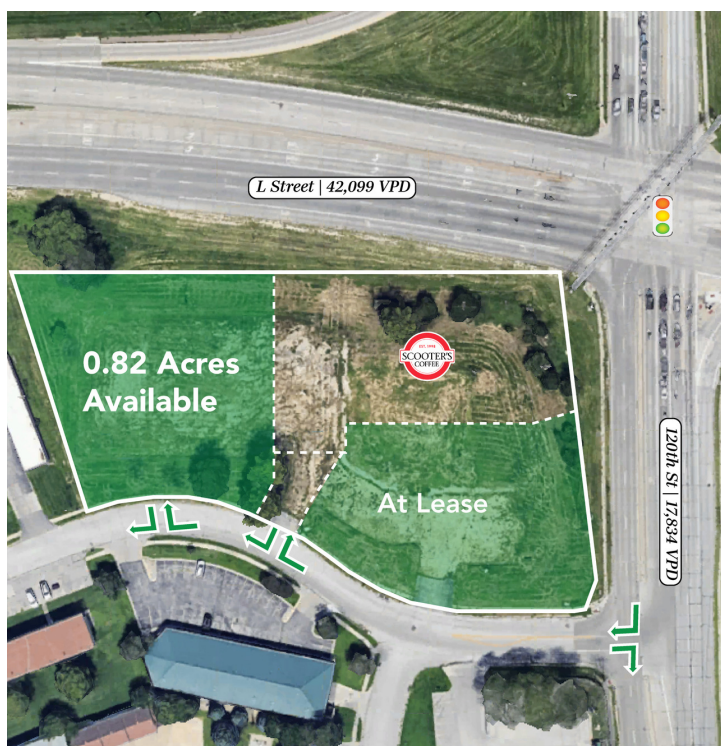
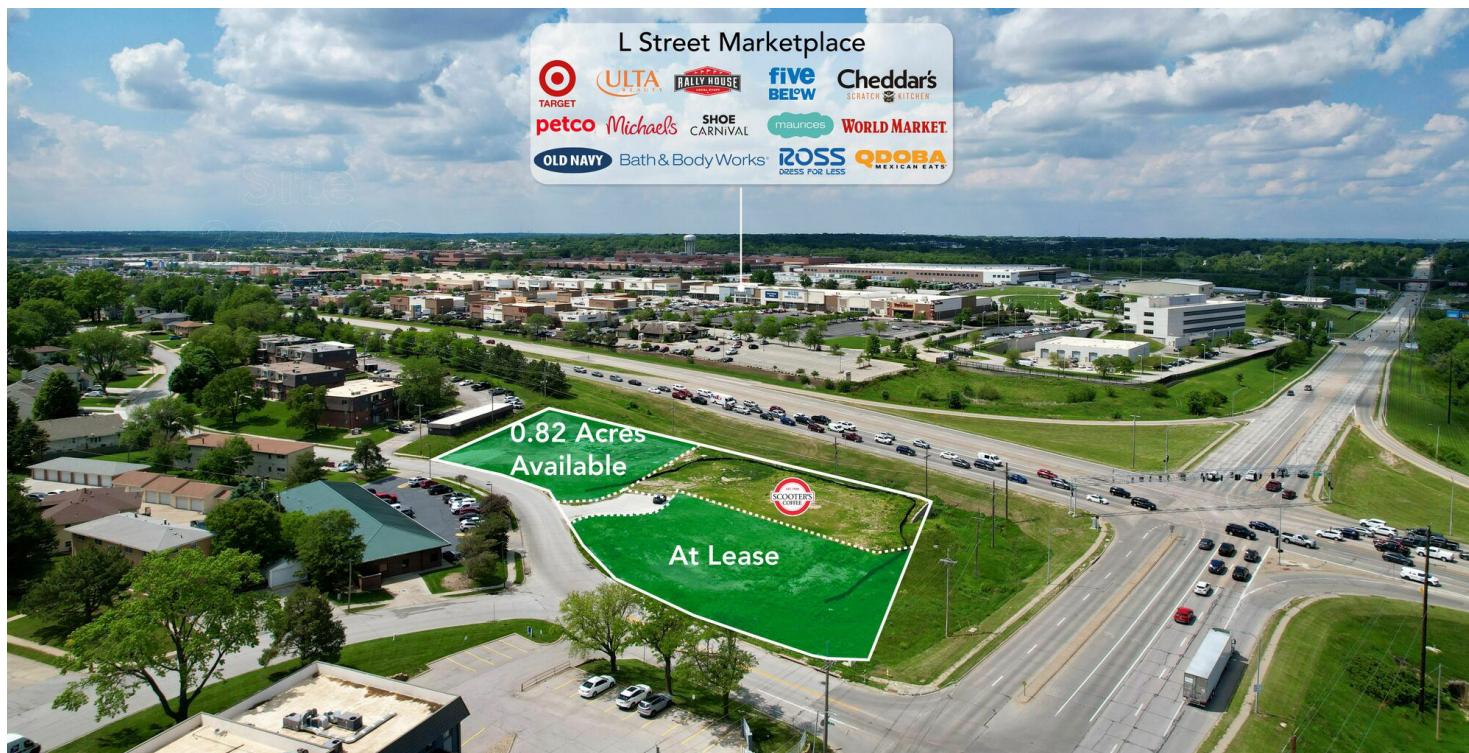


PRIME LOT AT HIGH TRAFFIC INTERSECTION

12020 Anne St, Omaha, NE 68137

LAND FOR SALE & LEASE



PROPERTY DESCRIPTION

This 0.82 Acre site is ready for development! It is strategically located at the hard corner of the highly trafficked intersection of 120th and L Streets with a combined traffic count of nearly 80,000 VPD. Positioned directly south of L Street Marketplace power center, with an annual visit count of 4.6 Million, the property benefits from strong surrounding anchors including Sam's Club, Walmart Supercenter, Target, and Home Depot. With excellent visibility and accessibility, this site offers a prime opportunity for a wide range of commercial development.

OFFERING SUMMARY

Sale Price/ Lease Rate:	Contact for Pricing
Lot Size:	0.82 Acres

PROPERTY HIGHLIGHTS

- Redevelopment with Scooters as a co-tenant
- Easily Accessible and Highly Visible with 80,000 VPD
- Prime location adjacent to L St Marketplace



ACCESS Commercial, LLC

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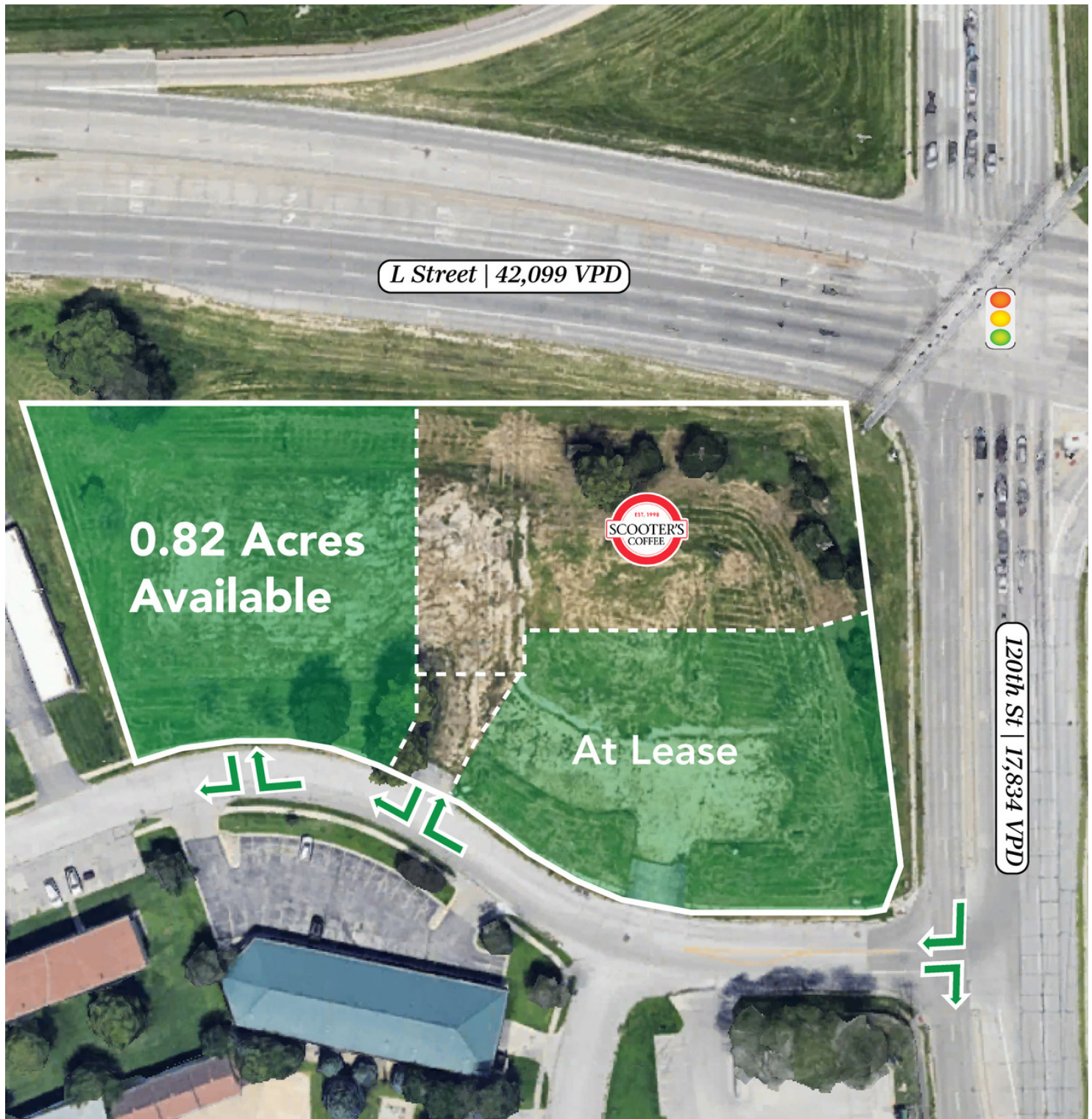
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PRIME LOT AT HIGH TRAFFIC INTERSECTION

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SITE PLAN



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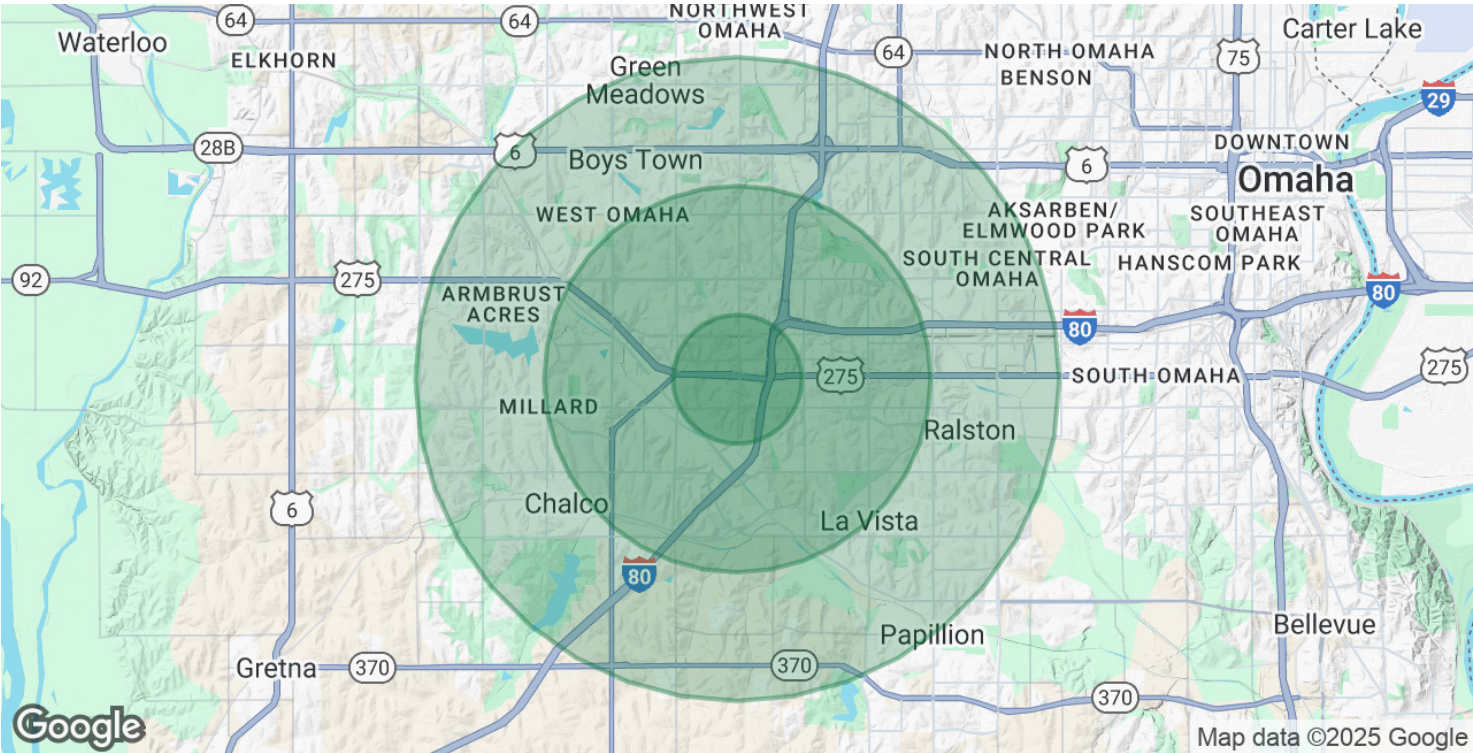
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PRIME LOT AT HIGH TRAFFIC INTERSECTION

12020 Anne St, Omaha, NE 68137

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,538	85,494	220,144
Daytime Population	17,081	115,796	289,793
Employees in Area	4,187	48,684	124,433

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,085	36,019	91,272
Average HH Income	\$85,917	\$102,051	\$116,471
Median HH Income	\$74,379	\$83,815	\$93,850

Demographics data derived from AlphaMap



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PRIME LOT AT HIGH TRAFFIC INTERSECTION

12020 Anne St, Omaha, NE 68137

PLACER.AI DATA





VISITS
2.2 Million
in the last 12 months



RANKING
TOP LOCATION
within Nebraska





VISITS
900,300
in the last 12 months



RANKING
TOP LOCATION
within Nebraska





VISITS
2.7 Million
in the last 12 months



RANKING
82nd
percentile statewide

PROPERTY DATA SHEET	
Property Type:	Land
Sale Price/Lease Rate:	Contact for Pricing
Zoning:	Commercial
Lot Size:	0.82 Acres Available for
Total Development Size:	2.3 Acres

PRIME LOT AT HIGH TRAFFIC INTERSECTION

12020 Anne St, Omaha, NE 68137

LISTING TEAM



AMBER OLSON

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PROFESSIONAL BACKGROUND


Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

RECENT TRANSACTIONS

- Golf Galaxy - 120th & L St, Omaha, NE 
- Ace Hardware - Shadow Lake, Papillion, NE 
- Barnes + Nobles - Shadow Lake, Papillion, NE 

- Sierra - Council Bluffs, IA 
- Ross Dress for Less - Council Bluffs, IA 
- HomeGoods - Council Bluffs, IA 



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