

FOR LEASE



Elkhorn, NE



.70 ACRES IN ELKHORN!

PROPERTY HIGHLIGHTS:

- .70 Acres available with frontage to 204th Street in Elkhorn
- Neighbors to the site include; Metro Community College, Elkhorn High School, Menards, The Mark Bowling and Entertainment, and the UBT Sports Complex
- Strong household incomes with a high growing population
- Located next to Sonic Restaurant
- Great opportunity for a National retailer or restaurant as there aren't many options available

ADDRESS:

204th Street & Roberts
Elkhorn, NE

LOT SIZE:

.70 Acres

LEASE RATE:

Negotiable

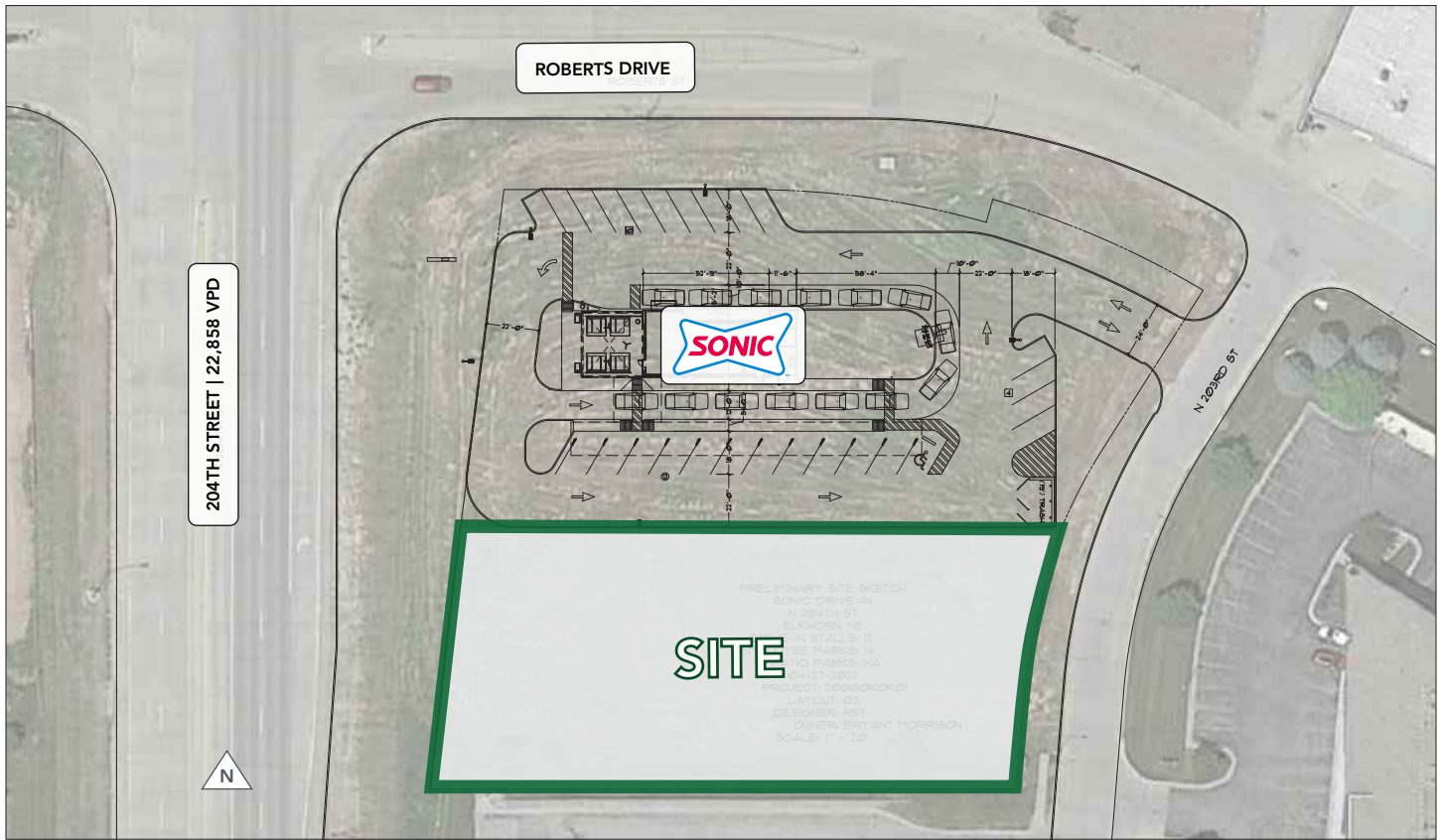
CONTACT LISTING AGENTS FOR MORE INFORMATION:

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WWW.ACCESSCOMMERCIAL.COM

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linkedin.com/access-commercial-llc



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	4,470	21,789	55,959
Population	6,144	41,662	112,330
Average HH Income	\$100,939	\$139,729	\$137,429

34.4
MEDIAN
AGE

22,585
VEHICLES PER
DAY

31,369
EMPLOYEES
IN AREA

2,996
BUSINESSES
IN AREA

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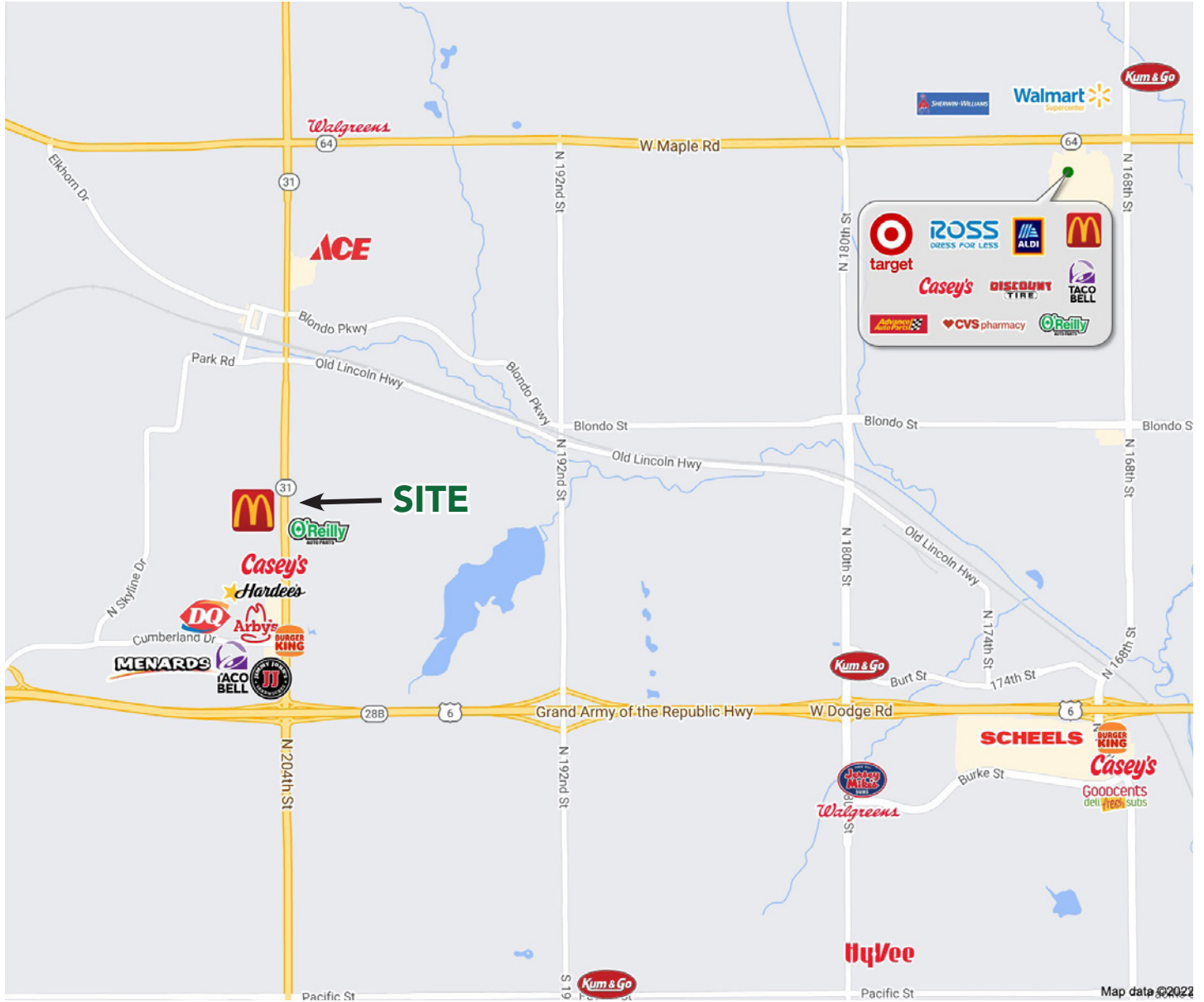
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2 AREA TENANT MAP



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3 LOCAL AERIAL WITH TENANTS



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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON
SENIOR BROKERAGE ASSOCIATE

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the State of Nebraska, and has been a member of the international Council of Shopping Centers (ICSC) since 2008.

Amber Lives in Valley, Nebraska with her husband and two kids. She enjoys traveling and spending time with her family at the lake.



CHRISTINA MATTAS
BROKERAGE ASSOCIATE

Born and raised in Omaha, Christina's desire to see our city grow and thrive is what led her to ACCESS, where she's excited to create connections and build communities in her role as Brokerage Associate. On the Brokerage team, Christina cultivates growth by bringing creative concepts to the market and helps connect clients with resources and opportunities. Most importantly, she shares our ACCESS values, commitment to our team and clients, and vision for where we're headed. Before joining our team Christina gained several years of experience in various roles as a Leasing Agent, Property Manager and Director of Growth. Christina holds a Bachelor of Multidisciplinary Studies from University of Nebraska-Omaha and is working toward her Masters in Urban Studies. She is a licensed Real Estate Agent and serves local organizations in our community. When she's not hard at work, Christina finds joy in many hobbies including yoga, reading, outdoor activities, traveling, baking, and spending time with family.





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