

# FOR SALE



ACCESS Commercial, LLC

Omaha, NE



## EXCEPTIONAL LOCATION

### PROPERTY HIGHLIGHTS:

- 1.02 AC Outlot available in the heavily trafficked Lowe's parking lot; over 583,300 visits over the past 12-months
- Surrounding retailers include Lowe's, WalMart Supercenter, Target, Lifetime Fitness, Baker's Grocery, and Natural Grocers
- Located within 1.5 miles of CHI Health Lakeside Hospital and medical office users
- Outstanding visibility and access to West Center Road

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson  
kirk@accesscommercial.com  
C: (402) 616-2580

Amber Olson  
amber@accesscommercial.com  
C: (402) 618-5523

**ADDRESS:**  
18375 Wright Street  
Omaha, NE

**LOT AVAILABLE:**  
1.02 Acres

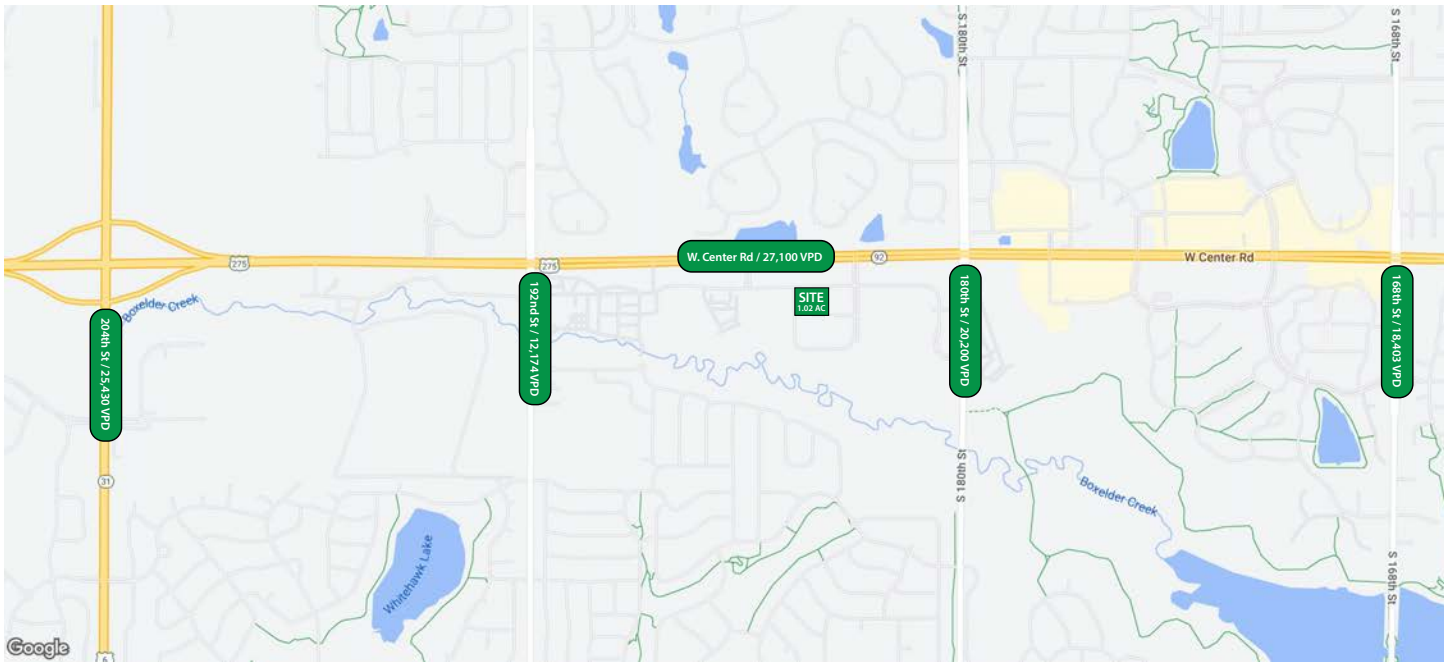
**SALE PRICE:**  
Negotiable

**ZONING:**  
General Commercial

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

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# 1 AERIAL & DEMOGRAPHICS



## DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	5,026	42,636	108,151
Population	7,648	78,759	187,944
Average HH Income	\$265,586	\$192,833	\$162,009

**36.3**  
MEDIAN  
AGE

**27,100**  
VEHICLES PER  
DAY

**68,719**  
EMPLOYEES  
IN AREA

**6,010**  
BUSINESSES  
IN AREA

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ACCESS Commercial, LLC



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.



**KIRK HANSON**  
**PRINCIPAL**

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).



**AMBER OLSON**  
**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.



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