

FOR LEASE



Omaha, NE



BUILD-TO-SUIT OR GROUND LEASE

PROPERTY HIGHLIGHTS:

- Pad sites with drive-thru available for lease
- High traffic location at 44.420 VPD with left-turn access to 72nd Street
- Shadow anchored by Menards at 1.5M visits over the past 12-months.
- High daytime population at 8,667 in 1 -mile radius
- 7,235 employees in 1-mile radius

CONTACT LISTING AGENT FOR MORE INFORMATION:

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

Rocky Pryor
rocky@accesscommercial.com
C: (402) 216 - 7887

ADDRESS:
NWC 72nd & P Street
Omaha, NE

Development Site

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 MAP & DEMOGRAPHICS



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	8,677	86,364	252,875
Population	4,752	95,100	263,052
Average HH Income	\$95,288	\$102,629	\$106,960

8,677
DAYTIME
POPULATION
(1-mile)

44,420
VEHICLES PER
DAY

150,263
EMPLOYEES
IN AREA
(5-mile)

10,491
BUSINESSES
IN AREA
(5-mile)

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PLACER.AI DATA:



Liberty First Arena:
421.4K visits past 12 months
92nd Percentile Nationwide



Menards:
1.5 Million visits past 12 months
92nd Percentile Nationwide



Dairy Queen:
220.1K visits past 12 months



Runza:
190.4k visits past 12 months



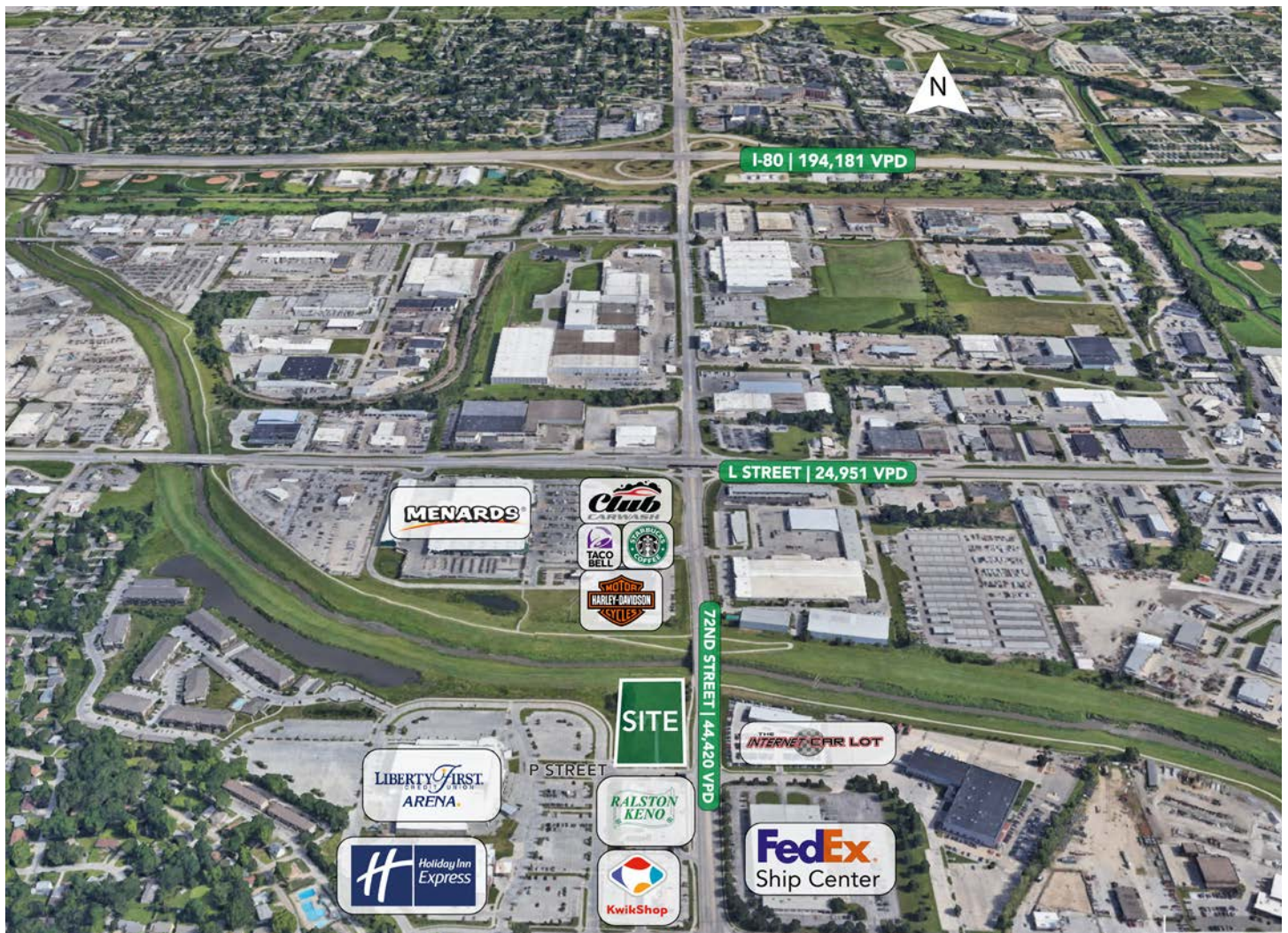
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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 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.



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).



ROCKY PRYOR

BROKERAGE ASSOCIATE

Rocky graduated from the Jesuit school of Rockhurst University with a dual major in Communication and Nonprofit Leadership. He competed in persuasive speech competitions and was named the Vice President of the Nonprofit Leadership Alliance on campus. He is a licensed Real Estate Agent in Nebraska with 5+ years of experience specializing in development/landlord representation.



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