



**18308 Evans St**  
*Omaha, NE 68022*

**RETAIL | FOR SALE OR  
FOR LEASE**

## PROPERTY HIGHLIGHTS



**ADDRESS:**

18308 Evans Street,  
Omaha, NE 68022



**LOT SIZE:**

1.11 Acres



**BUILDING SIZE:**

2,138 SF  
515 Sf Patio



**SALE/LEASE RATE:**

Negotiable



**ZONING:**

Commercial



**ACCESS Commercial, LLC**  
[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Former Burger Detour for sale or lease. Strategically located in Northwest Omaha's fastest-growing corridor with nearby National tenants such as Walmart, Target, Hobby Lobby, Ross and Petsmart. This premier development features a 140,000 SF Fleet Farm and a 175,000 SF Nebraska Elite Volleyball facility. Positioned directly west of a new Costco and southeast of the upcoming Sam's Club, the site benefits from exceptional visibility and traffic. The surrounding community is anchored by a strong educational presence, including Elkhorn North High School (opened in 2020), Elkhorn Grandview Middle School, and Sagewood Elementary—together serving over 1,950 students within a 1-mile radius.

Amber Olson

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523

Kirk Hanson

[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)  
402.616.2580

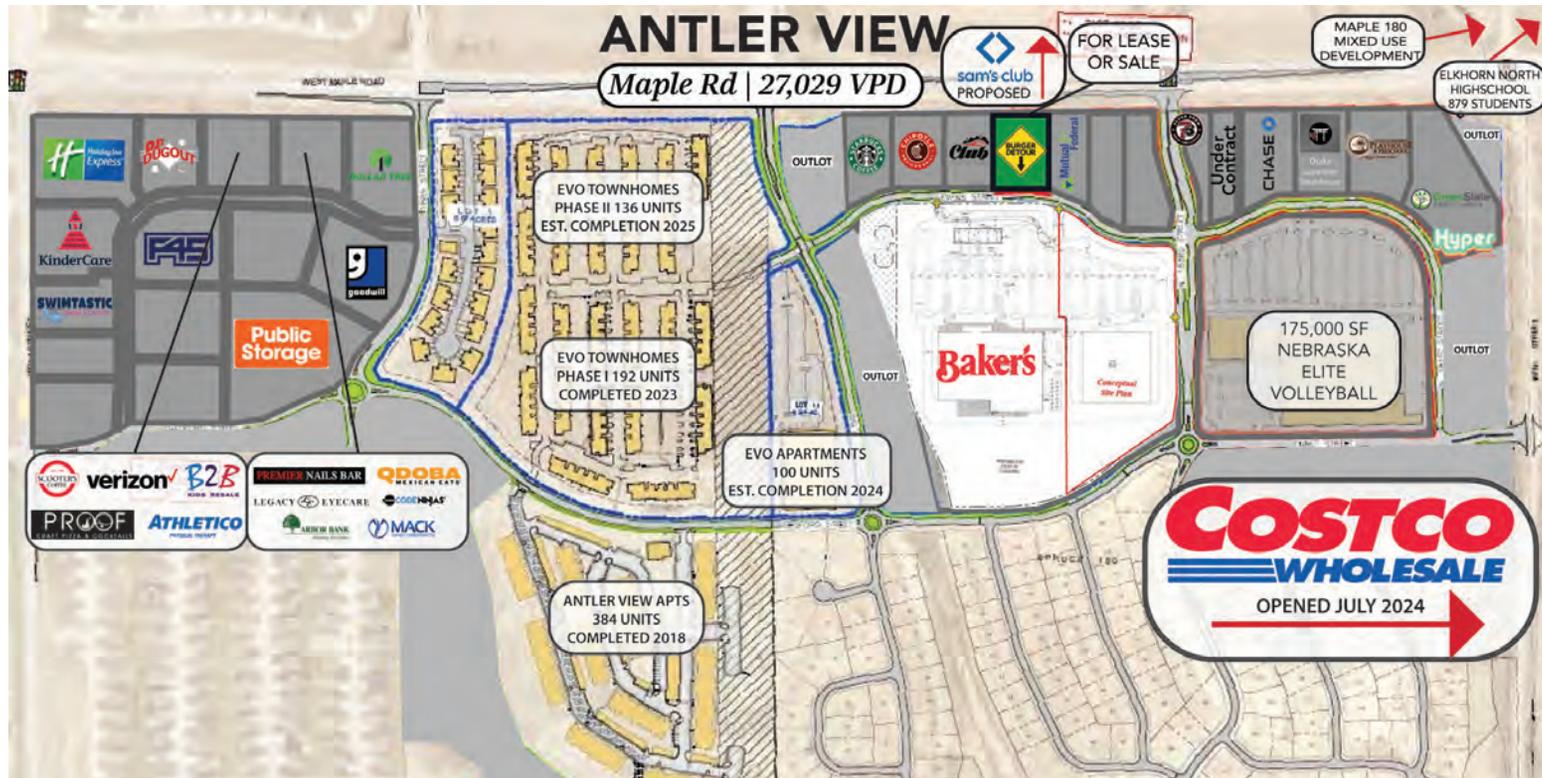




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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	9,448	\$157,327	3,361	1,379	515	79
3-mile	66,878	\$131,938	25,162	30,077	17,819	1,590
5-mile	146,280	\$132,470	55,254	74,022	44,999	4,281

Contact Listing Agents For More Information:

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SITE PLAN



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## PLACER.AI

**Placer.ai Software** offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



  
**TARGET**

16959 Evans St, Omaha NE

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 **VISITS**  
**1.9 Million**  
in the last 12 months

 **RANKING**  
**100th**  
percentile statewide

  
**EMPLOYEE OWNED**

3410 N 156th St, Omaha NE

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 **VISITS**  
**1.7 Million**  
in the last 12 months

 **RANKING**  
**100th**  
percentile statewide

  
**Walmart**

16960 W Maple Rd, Omaha NE

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 **VISITS**  
**2.7 Million**  
in the last 12 months

  
**WHOLESALE**

17701 Evans St, Omaha NE

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 **VISITS**  
**1.6 Million**  
in the last 12 months

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DRONE PHOTOS



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## LISTING TEAM



### **Amber Olson** Senior Broker Associate

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. She 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.



### **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).

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.



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