



SWC 180th & Maple St

Omaha, NE 68116

LOT | FOR GROUND LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

SWC 180th & Maple St
Omaha, NE 68116



LOT SIZE:

Lot 12: 1 Acre



LEASE RATE:

NEGOTIABLE



ZONING:

Commercial



Access Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

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 Baker's Lot 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. This high-demand area offers unmatched potential for retail, dining, and service-oriented tenants looking to capitalize on sustained residential and commercial growth.

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887

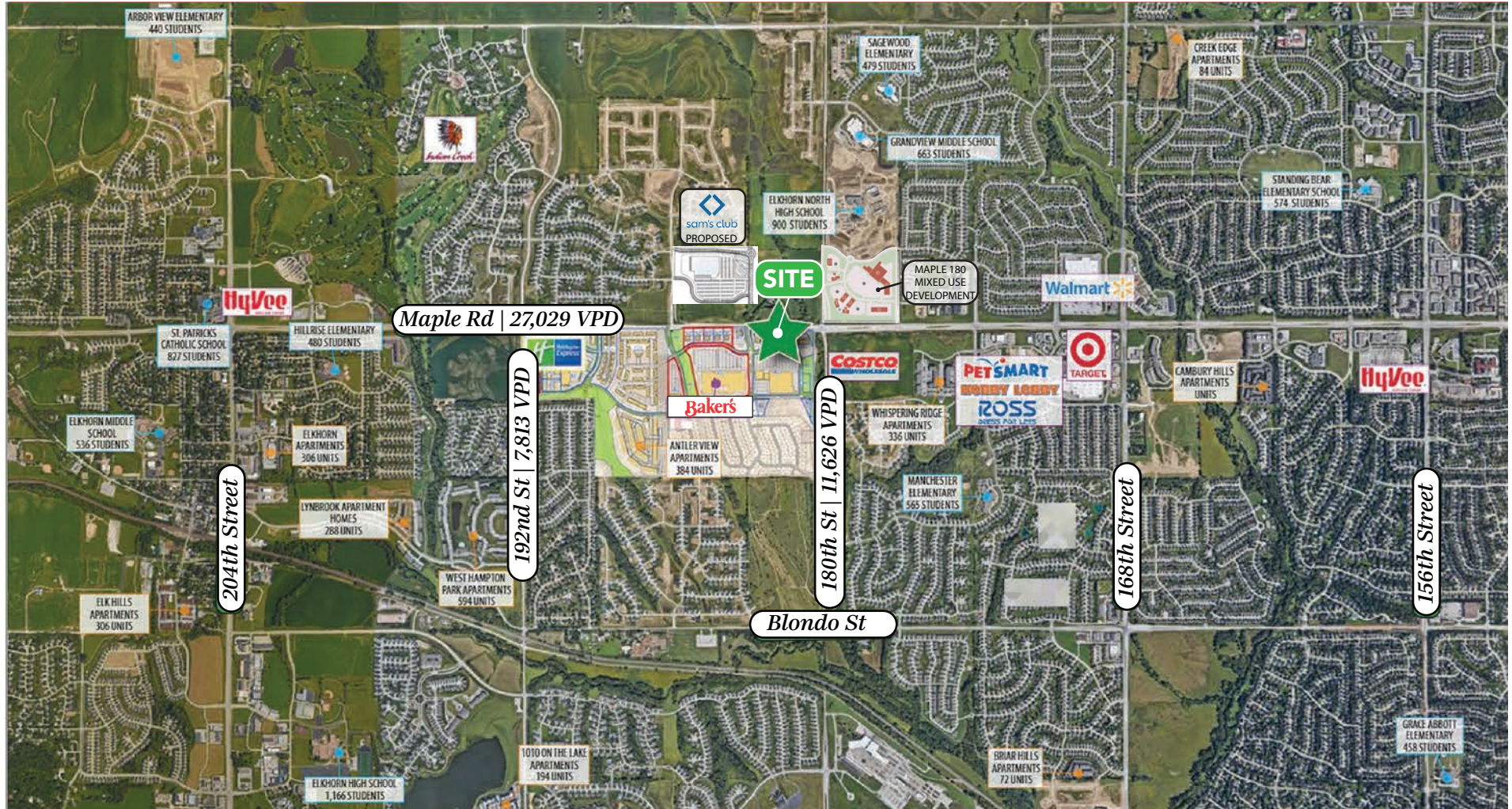


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MARKET MAP



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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

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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



VISITS

1.9 Million

in the last 12 months



RANKING

100th

percentile statewide



EMPLOYEE OWNED

3410 N 156th St, Omaha NE



VISITS

1.7 Million

in the last 12 months



RANKING

100th

percentile statewide



16960 W Maple Rd, Omaha NE



VISITS

2.7 Million

in the last 12 months



17701 Evans St, Omaha NE



VISITS

1.6 Million

in the last 12 months

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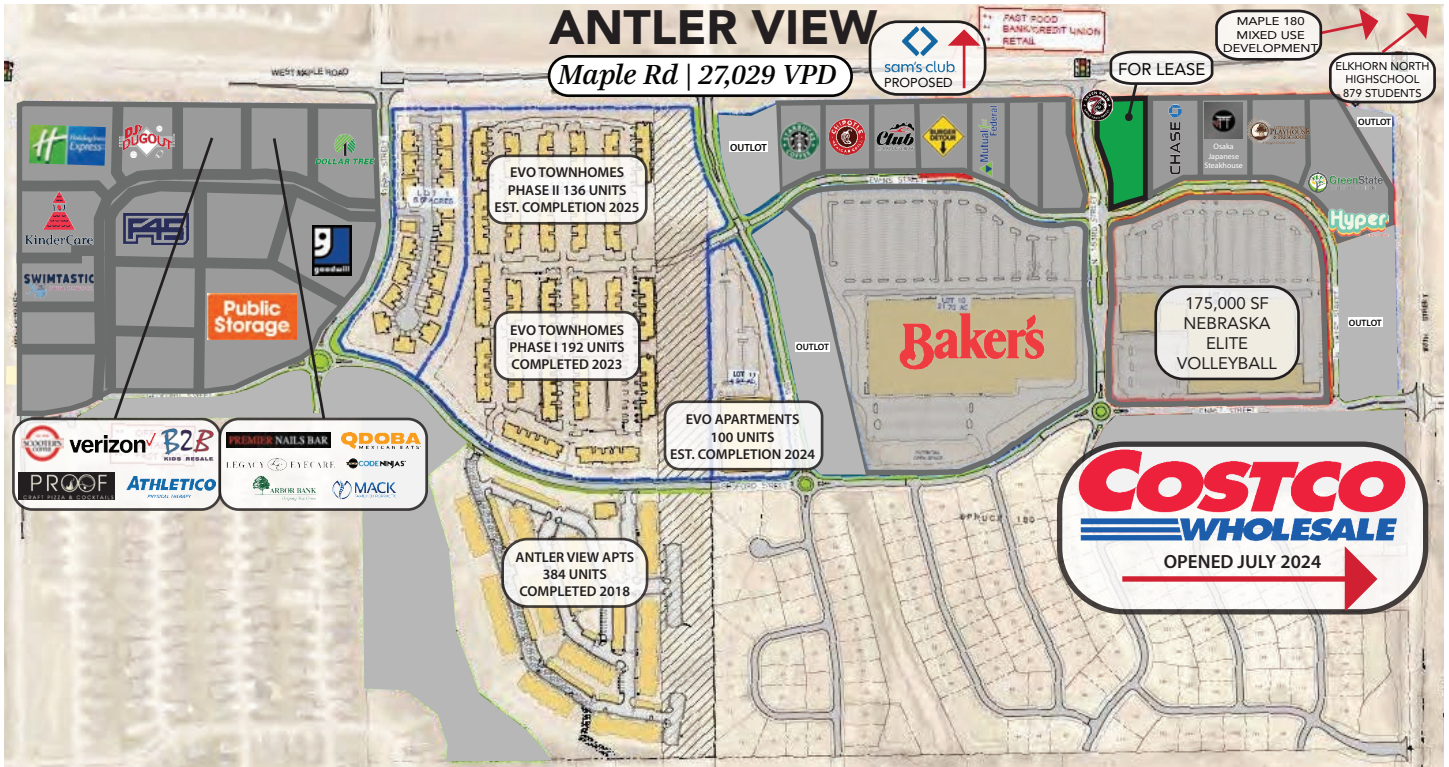


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OVERVIEW



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LISTING TEAM



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

Broker Associate

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky is a licensed real estate salesperson in Nebraska with 6+ years of experience. He specializes in development with a concentration in Landlord representation. He is also growing his key role in tenant representation on his team using the knowledge he has acquired focusing on development and landlord representation.

**Agent has equity*

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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