



# 754 & 760 Gold Coast Rd

---

Papillion, NE 68046

**RETAIL - FOR LEASE**

## PROPERTY HIGHLIGHTS



### ADDRESS:

754 & 760 Gold Coast Rd  
Papillion, NE 68046



### SPACE SIZE:

Suite 105: 1,859 SF  
Suite 113: 3,823 SF



### LEASE RATE:

\$18 PSF, NNN



### 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

Located in the fastest-growing county in Nebraska, this property boasts exceptional visibility at the high-traffic intersection of 90th Street and Highway 370, with over 27,100 vehicles per day. Tenants benefit from ample parking and a strong, diverse tenant mix, enhancing customer draw and synergy. Just minutes from Shadow Lake Town Centre and downtown Papillion.

Suite 113 offers a fully built-out office space featuring a rare and convenient drive-thru, ideal for businesses seeking functionality and accessibility.

**Amber Olson**

amber@accesscommercial.com  
402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

# 754 & 760 Gold Coast Rd

Papillion, NE 68046

## MARKET MAP



Contact Listing Agents For More Information:

[www.AccessCommercial.com](http://www.AccessCommercial.com)

Amber Olson

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



ACCESS Commercial, LLC

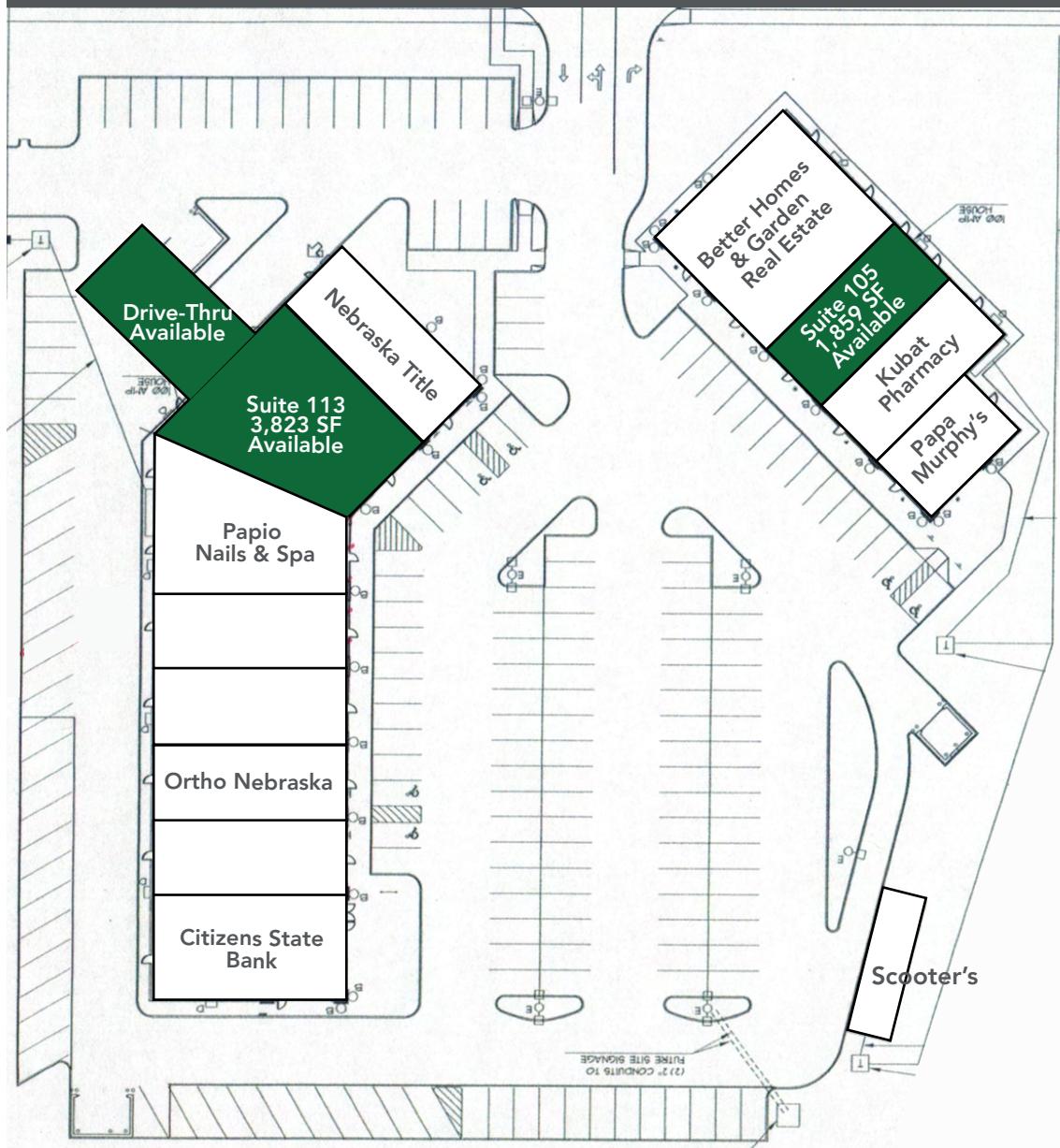
RETAIL | FOR LEASE

# 754 & 760 Gold Coast

Papillion, NE 68046

## SITE PLAN

### 90th Street | 3,901 VPD



Hwy 370 | 30,035 VPD

	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	11,304	\$114,041	4,182	4,466	2,269	259
3-mile	47,867	\$118,274	18,086	23,119	12,699	1,221
5-mile	121,441	\$98,349	48,713	65,760	39,149	3,235

Contact Listing Agents For More Information:

[www.AccessCommercial.com](http://www.AccessCommercial.com)

Amber Olson

amber@accesscommercial.com  
402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

# 754 & 760 Gold Coast Rd

## Papillion, NE 68046

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.



Contact Listing Agents For More Information:

[www.AccessCommercial.com](http://www.AccessCommercial.com)

Amber Olson

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

402.618.5523



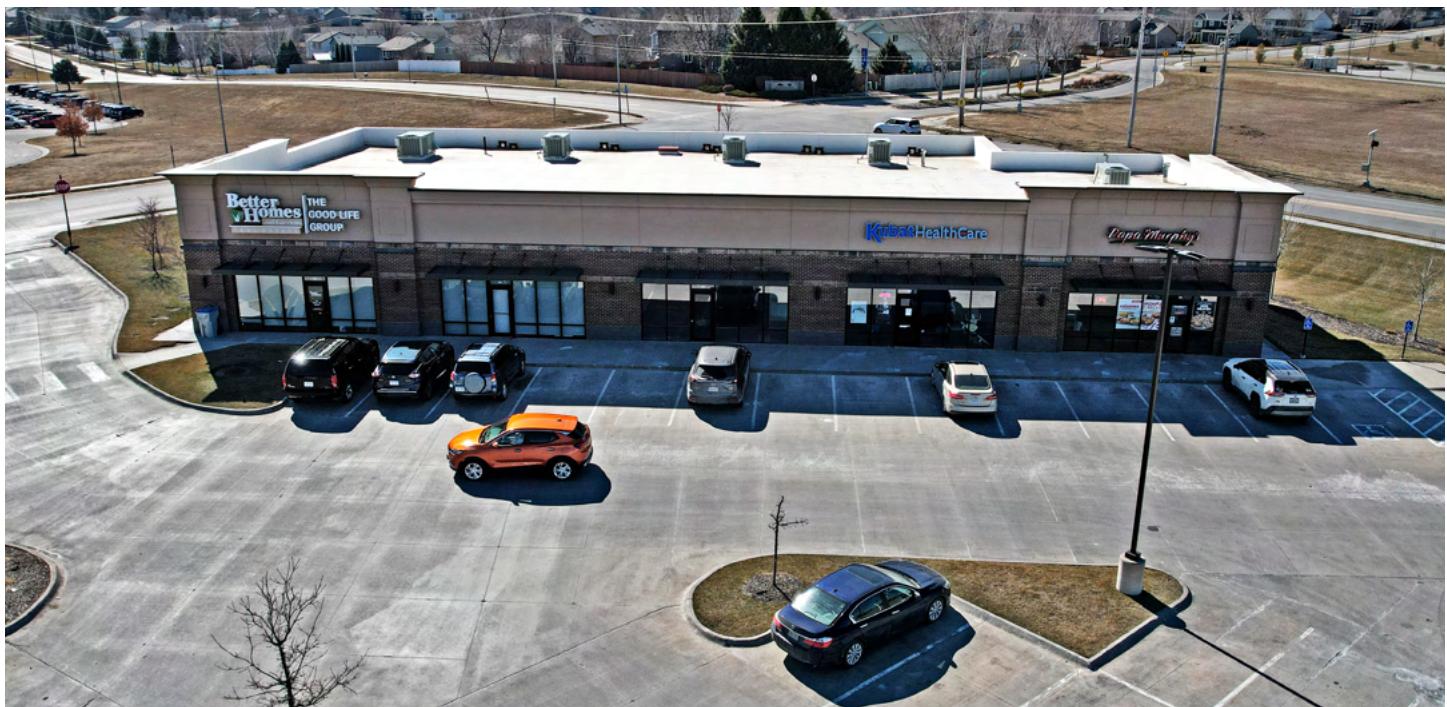
ACCESS Commercial, LLC

RETAIL | FOR LEASE

# 754 & 760 Gold Coast Rd

## Papillion, NE 68046

### DRONE PHOTOS



Contact Listing Agents For More Information:

[www.AccessCommercial.com](http://www.AccessCommercial.com)

**Amber Olson**

amber@accesscommercial.com  
402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

# 754 & 760 Gold Coast Rd

## Papillion, NE 68046

### PHOTOS

**Suite 105: Raw Space**



**Suite 113: Former code ninja space**



**Contact Listing Agents For More Information:**

[www.AccessCommercial.com](http://www.AccessCommercial.com)

**Amber Olson**

amber@accesscommercial.com  
402.618.5523



ACCESS Commercial, LLC

## 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.

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.

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (021523\_JR)



ACCESS Commercial, LLC

**ACCESS Commercial, LLC**  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

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



[facebook.com/accesscommercial](http://facebook.com/accesscommercial)



[instagram.com/accessretail](http://instagram.com/accessretail)