

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES

A MEMBER OF

CHAINLINKS
RETAIL ADVISORS



Harrison Hills

I-80 and Harrison St., Omaha, NE 68128



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Features:

- With over 120 acres, this mixed-use development provides a conveniently located shopping, office/service, multifamily project that services the high growth Sarpy County area.
- Current occupants include Harrison Hills Apartments, a 484-unit complex; Salon Centric Beauty Supply corporate headquarters and state-of-the-art showroom. Streck Inc., headquarters, with more than 300 employees; Restaurant Depot, Progressive Insurance, The Steppe Center and Hayes Mechanical.
- The five-mile population exceeds 190,000 with a median household income of just over \$73,000.
- The site fronts on Harrison Street and provides excellent exposure and accessibility to I-80, Giles Road, 108th Street and Harry Anderson Drive.

Total Size

120 Acres

Available

Immediately

Traffic Counts

I-80 and Giles St.
98,875 VPD

Lot	Space	Price	Availability
Lot 5	1.29 Acres	\$14.00 psf	Immediately
Lot 6	1.31 Acres	\$14.00 psf	Immediately
Lot 7	1.29 Acres	\$14.00 psf	Immediately
Replat 4 - Lot 1	2.01 Acres	\$6.00 psf	Immediately
Lot B	5.75 Acres Unplatted	\$8.00 psf	Immediately

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La Vista, NE 68128

1 mi
radius

3 mi
radius

5 mi
radius

Population

2024 Estimated Population	6,721	76,016	196,546
2029 Projected Population	7,038	78,904	205,760
2020 Census Population	7,175	75,143	196,892
2010 Census Population	5,767	67,861	178,048
Projected Annual Growth 2024 to 2029	0.9%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	1.2%	0.9%	0.7%
2024 Median Age	34.6	34.9	36.5

Households

2024 Estimated Households	2,912	32,915	80,355
2029 Projected Households	3,096	34,628	85,142
2020 Census Households	2,934	31,468	77,584
2010 Census Households	2,358	28,269	69,743
Projected Annual Growth 2024 to 2029	1.3%	1.0%	1.2%
Historical Annual Growth 2010 to 2024	1.7%	1.2%	1.1%

Race and Ethnicity

2024 Estimated White	73.3%	74.8%	75.2%
2024 Estimated Black or African American	11.0%	8.8%	9.0%
2024 Estimated Asian or Pacific Islander	4.1%	4.5%	4.4%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%
2024 Estimated Other Races	11.1%	11.4%	11.0%
2024 Estimated Hispanic	12.9%	12.9%	13.2%

Income

2024 Estimated Average Household Income	\$122,996	\$106,750	\$132,836
2024 Estimated Median Household Income	\$92,590	\$84,956	\$100,477
2024 Estimated Per Capita Income	\$53,368	\$46,283	\$54,357

Education (Age 25+)

2024 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.7%	1.2%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.0%	2.1%
2024 Estimated High School Graduate	21.0%	21.2%	19.1%
2024 Estimated Some College	22.7%	24.3%	22.2%
2024 Estimated Associates Degree Only	8.8%	10.6%	10.1%
2024 Estimated Bachelors Degree Only	28.9%	26.6%	29.1%
2024 Estimated Graduate Degree	16.0%	13.4%	16.2%

Business

2024 Estimated Total Businesses	300	3,784	9,058
2024 Estimated Total Employees	3,640	54,742	121,503
2024 Estimated Employee Population per Business	12.1	14.5	13.4
2024 Estimated Residential Population per Business	22.4	20.1	21.7

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At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet. From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

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