

FOR SALE



ACCESS Commercial, LLC

Plattsmouth, NE



GREAT DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS:

- Commercial lot located close to HWY 75 and neighboring new apartment complex.
- Zoning allows for a variety of uses.
- Property recently cleared and ready to build.
- Consists of two parcels.

ADDRESS:
South 23rd Street
Plattsmouth, NE

LAND AREA:
1.6 Acres

SALE PRICE:
\$6.00 PSF

ZONING:
General Commercial

CONTACT LISTING AGENTS FOR MORE INFORMATION:

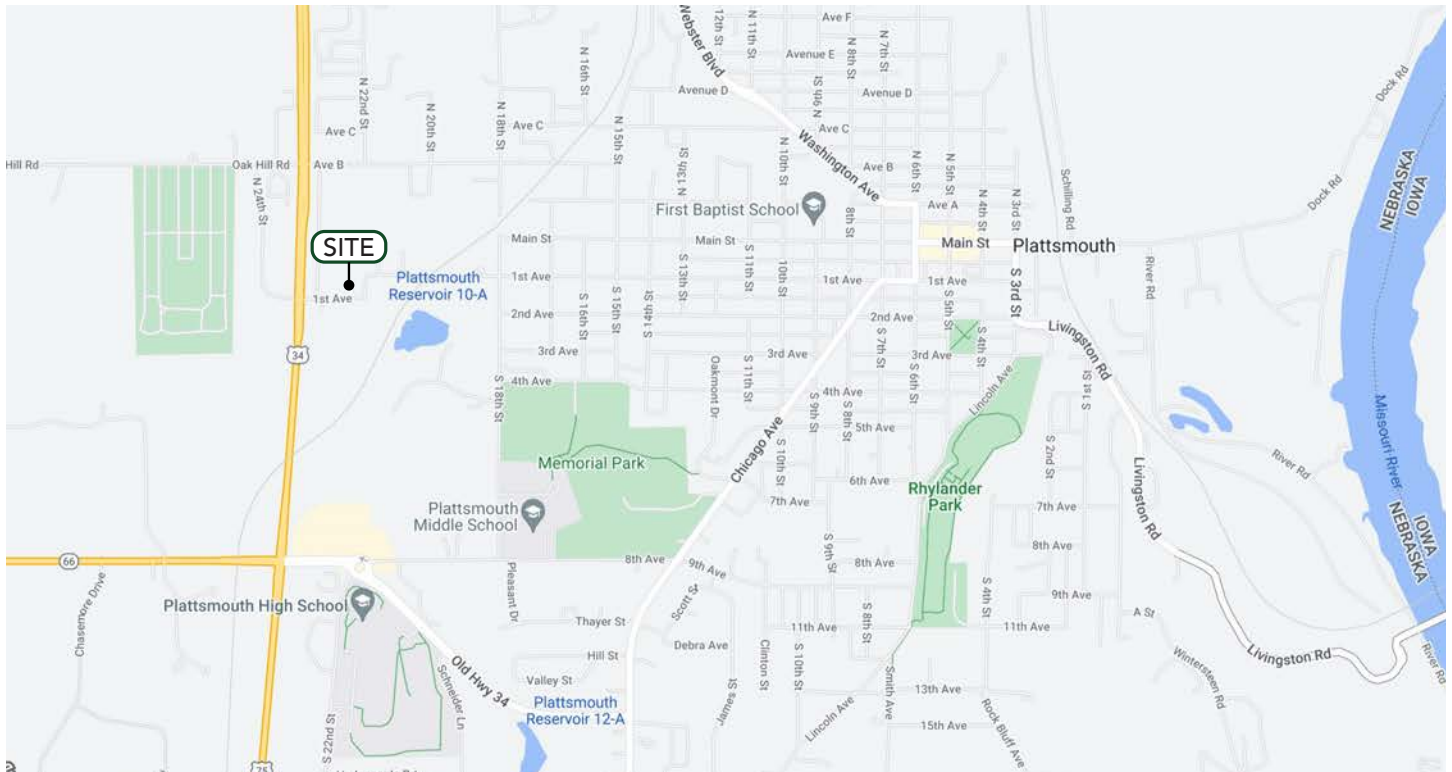
Amber Olson
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WWW.ACCESSCOMMERCIAL.COM

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

1 AERIAL & DEMOGRAPHICS



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	2,118	4,786	6,326
Population	3,086	8,317	10,889
Average HH Income	\$72,082	\$74,031	\$83,451

40.6
MEDIAN
AGE

14,700
VEHICLES PER
DAY

3,023
EMPLOYEES
IN AREA

390
BUSINESSES
IN AREA

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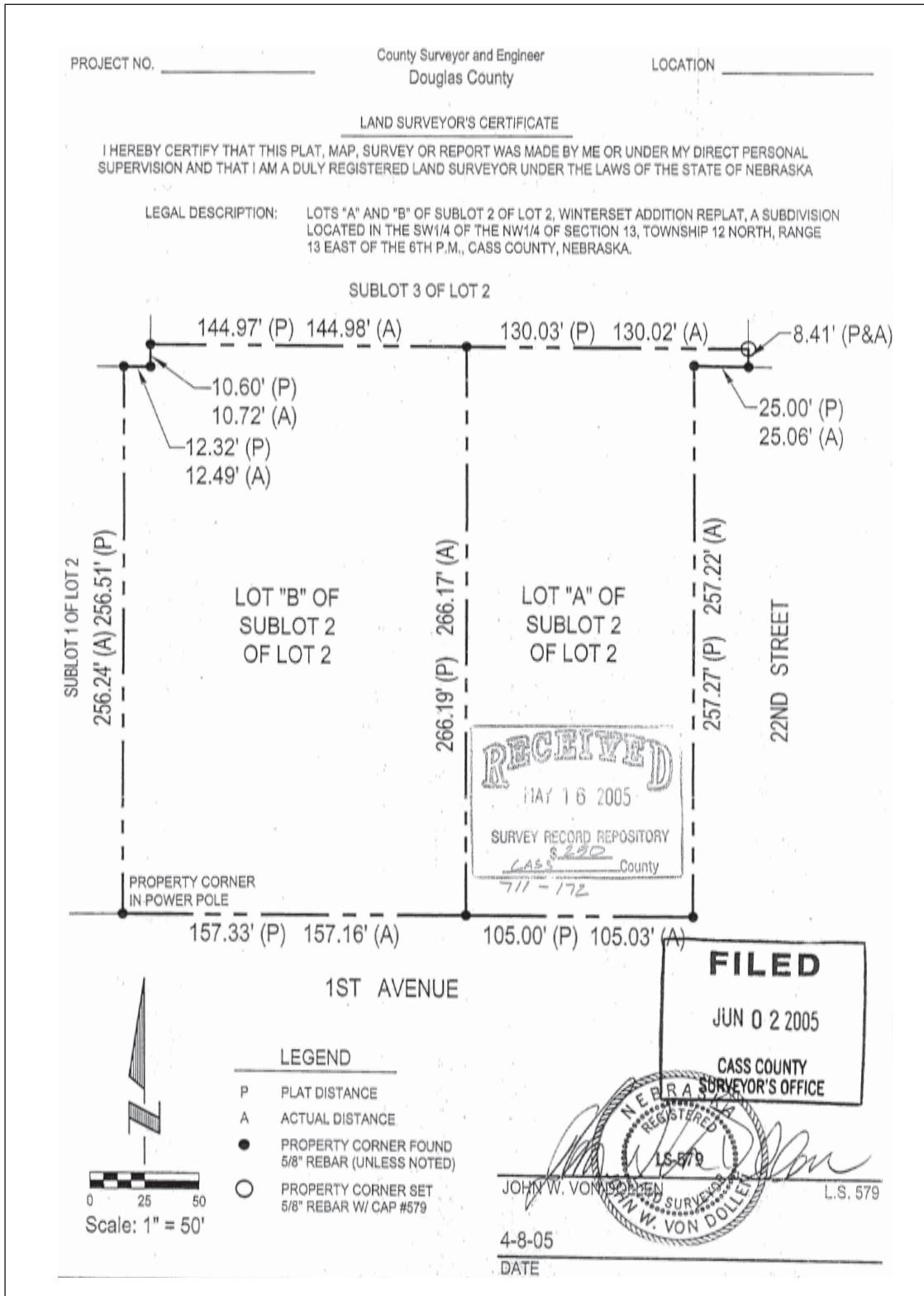
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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across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



AMBER OLSON

BROKERAGE ASSOCIATE

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, 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.



CHRISTINA MATTAS

BROKERAGE ASSOCIATE

Born and raised in Omaha, Christina's desire to see our city grow and thrive is what led her to ACCESS, where she's excited to create connections and build communities in her role as Brokerage Associate. On the Brokerage team, Christina cultivates growth by bringing creative concepts to the market and helps connect clients with resources and opportunities. Most importantly, she shares our ACCESS values, commitment to our team and clients, and vision for where we're headed. Before joining our team Christina gained several years of experience in various roles as a Leasing Agent, Property Manager and Director of Growth. Christina holds a Bachelor of Multidisciplinary Studies from University of Nebraska-Omaha and is working toward her Masters in Urban Studies. She is a licensed Real Estate Agent and serves local organizations in our community. When she's not hard at work, Christina finds joy in many hobbies including yoga, reading, outdoor activities, traveling, baking, and spending time with family.



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