



# SWC 180th & Maple St

Omaha, NE 68116

## LOTS FOR LEASE

### PROPERTY HIGHLIGHTS



**ADDRESS:**

SWC 180th & Maple St  
Omaha, NE 68116



**LOT SIZE:**

West Lot 1.06 AC  
East Lot 1.2 AC



**LEASE RATE:**

Contact for pricing!



**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

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 Bakers 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, 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



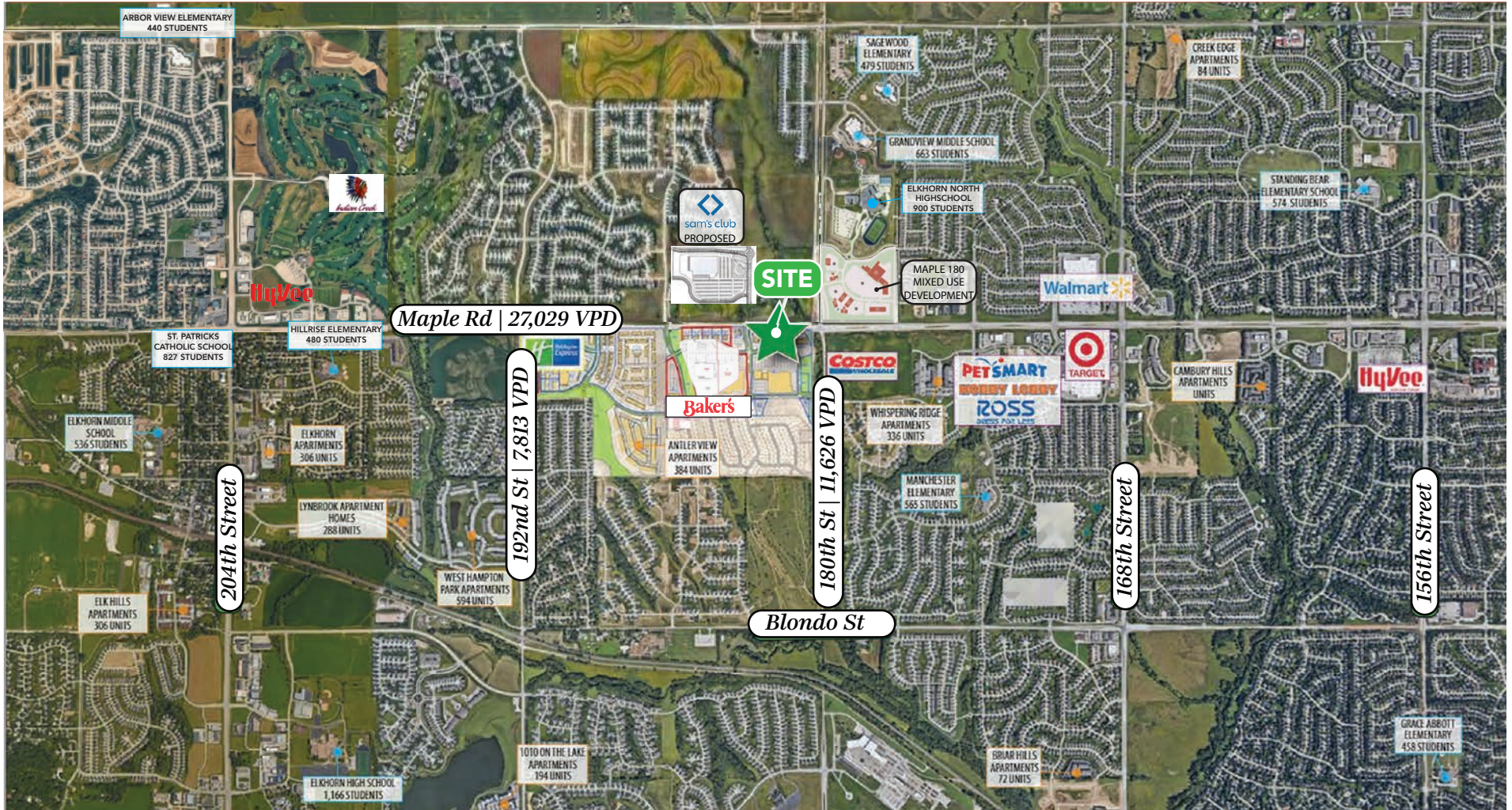
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## MARKET MAP



Contact Listing Agents For More Information:

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LOCAL AERIAL Feb 26



	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 May 26


**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**  
**92nd**  
percentile statewide

  
**HyVee**  
EMPLOYEE OWNED

3410 N 156th St, Omaha NE

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


 **RANKING**  
**99th**  
percentile nationwide

  
**Walmart**

16960 W Maple Rd, Omaha NE


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

  
**COSTCO**  
WHOLESALE

17701 Evans St, Omaha NE

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

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

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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 Pryor is a dynamic brokerage associate at ACCESS Commercial specializing in retail leasing and landlord representation across the Buffalo Range. For over 7 years, Rocky has completed more than 60 lease and sale transactions, totaling more than \$50 million in value. Rocky represents Sower Capital Management and other developers, working with local and national brands to secure strategic locations across the region. He is known for his market insight, proactive communication, and ability to align business goals with real estate opportunities.

*\*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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