



ACCESS Commercial, LLC



4806 S 72nd St
Omaha, NE 68127

**FORMER STARBUCKS W/
DRIVETHRU - FOR LEASE**

PROPERTY HIGHLIGHTS



ADDRESS:

4806 S 72nd St
Omaha, NE 68127



SPACE SIZE:

2,290 SF



LEASE RATE:

Contact for Lease Rate!



ZONING:

Commercial



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

ABOUT THE PROPERTY

- **Prime Location:** High-traffic intersection of 72nd & L Street with over 52,000 vehicles daily.
- **Retail Synergy:** Outparcel to a high-performing Menards, with over 1.2 Million in foot traffic over the last 12 months ensuring strong customer flow.
- **Proven Activity:** Placer.ai data shows robust traffic from nearby tenants.
- **National Co-Tenancy:** Adjacent to Taco Bell and #1 Club Car Wash in Nebraska. Upcoming Chipotle nearby.
- **Event-Driven Traffic:** Walking distance to Liberty First Credit Union Arena, Fun-Plex and Warhorse Casino at Horsemens Park.
- **Excellent Access & Visibility:** Easy entry and strong street presence.
- **Ideal Use:** Perfect for QSR, café, or service-oriented concepts in a thriving corridor.

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Amber Olson

amber@accesscommercial.com
402.618.5523



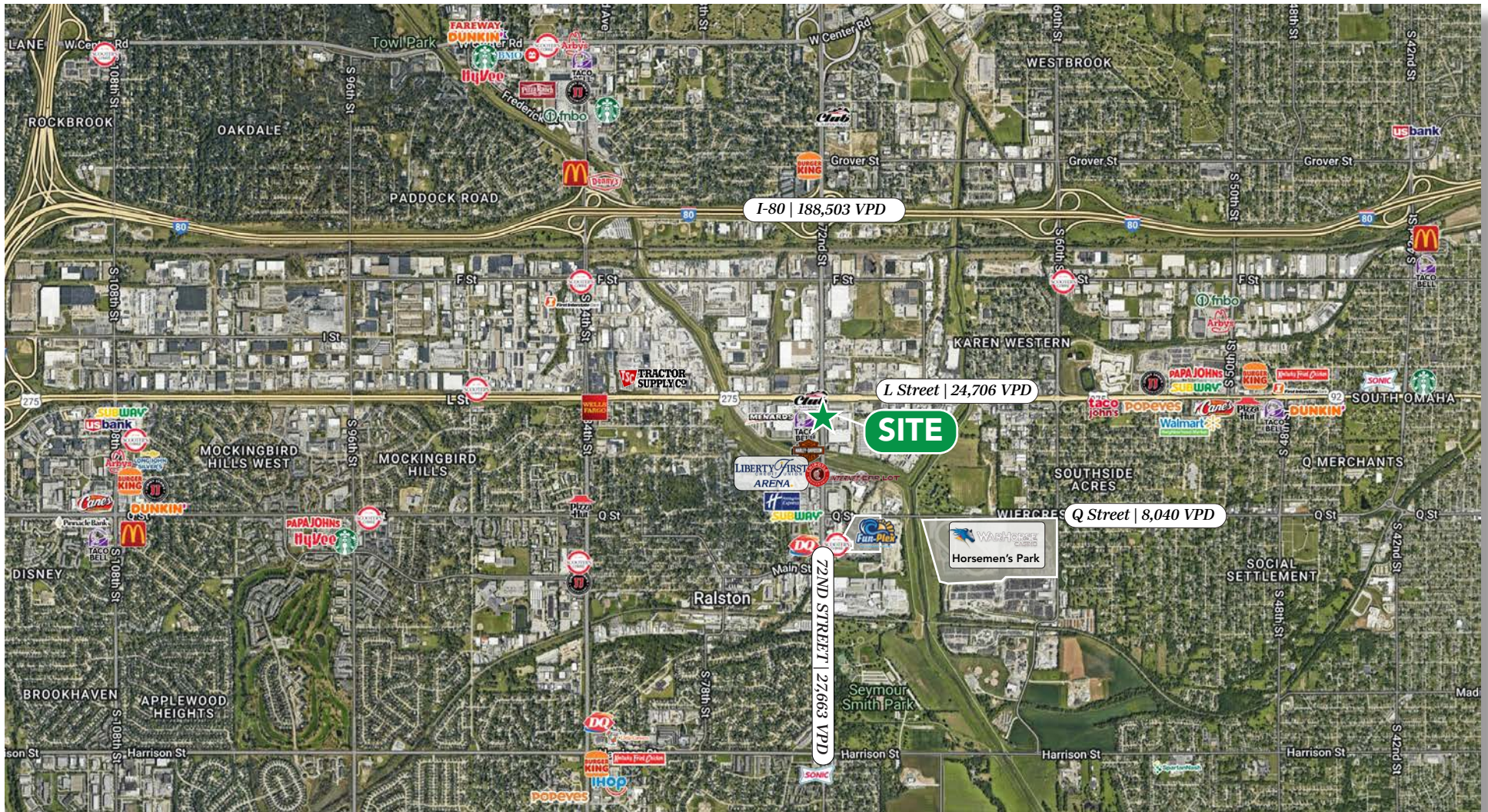
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MARKET MAP



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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	5,163	\$55,631	2,409	9,536	7,964	590
3-mile	94,702	\$80,072	40,464	85,354	63,054	3,996
5-mile	272,606	\$81,944	113,375	219,818	154,034	11,215

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DRONE PHOTO



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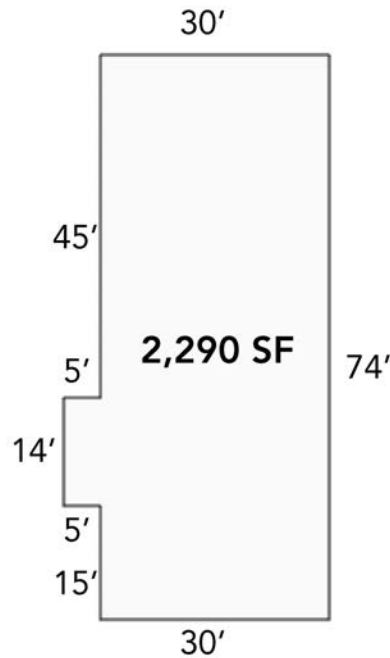
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SITE PLAN + EXTERIOR



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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.



4713 S 77th Ave, Omaha NE



VISITS

246.900

in the last 12 months



RANKING

95th

percentile nationwide



7337 L St, Omaha NE



VISITS

1.2 Million

in the last 12 months



RANKING

92nd

percentile nationwide



4802 S 72nd St, Omaha NE



VISITS

274.800

in the last 12 months



RANKING

100th

percentile statewide



7910 L St, Omaha NE



VISITS

195,900

in the last 12 months



RANKING

92th

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).



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.



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