

Hwy 370 | 31,690 VPD

168th St | 4,179 VPD

1.04
Acres

11222 S 167th Ct,
Gretna, NE 68028

**LOT | FOR SALE OR
FOR LEASE**

PROPERTY HIGHLIGHTS



ADDRESS:

11222 S 167th Ct
Gretna, NE 68028



LOT SIZE:

1.04 Acres



SALE/LEASE RATE:

Negotiable



ZONING:

Commercial



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

ABOUT THE PROPERTY

Prime lot available for ground lease/sale just off the high-traffic Highway 370, offering exceptional visibility and accessibility. Strategically located near the rapidly growing Gretna Landing development, this site is surrounded by established national retailers including Walmart, Starbucks, Scooters, Taco Bell, and Arby's—making it an ideal location for a variety of commercial uses. With strong traffic counts and ongoing area development, this property presents a rare opportunity for businesses seeking a high exposure presence in one of the region's most active retail corridors.

Amber Olson

amber@accesscommercial.com
402.618.5523

Emily Faltys

emily@accesscommercial.com
402.992.0848

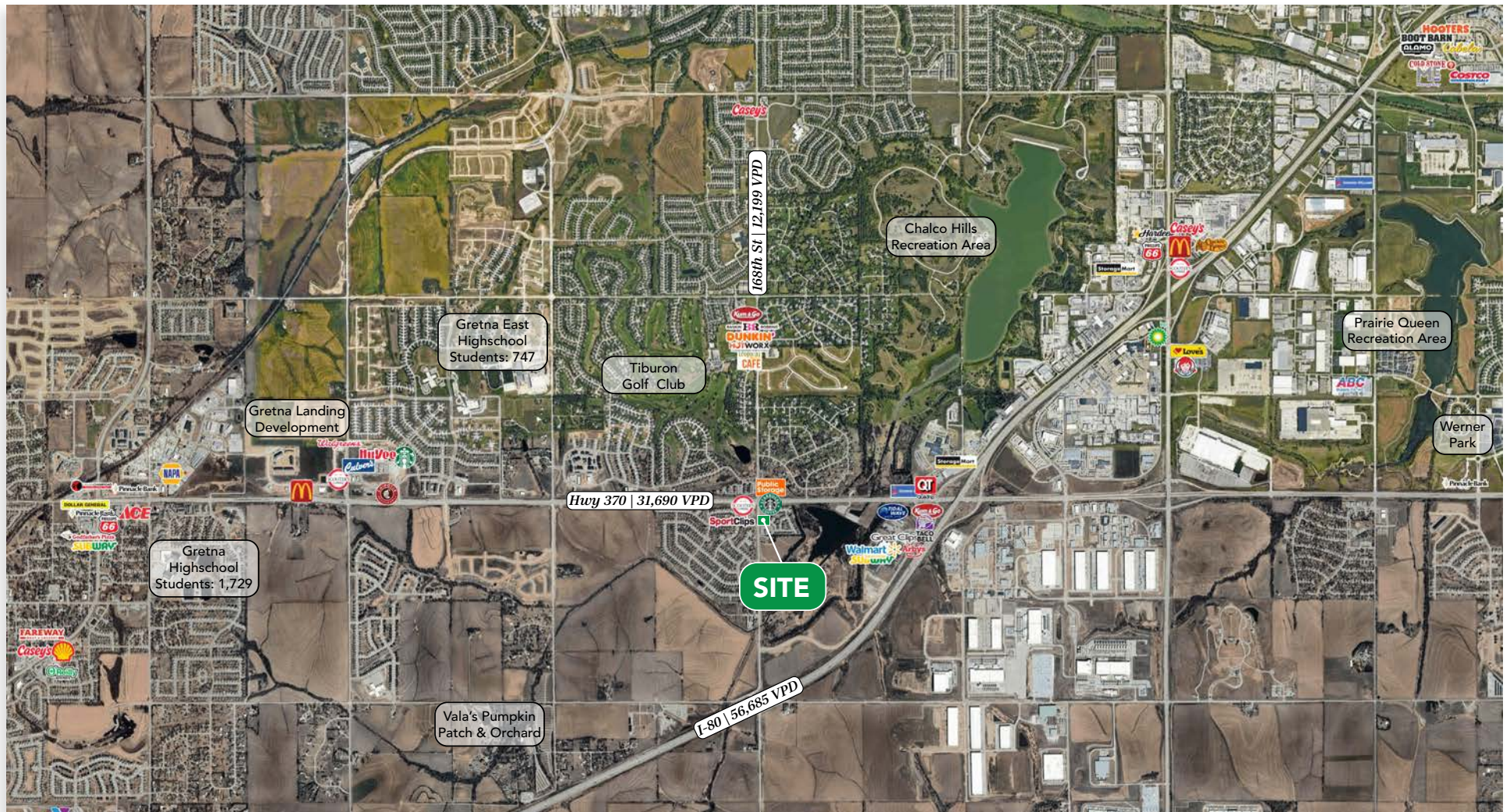


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MARKET MAP



Contact Listing Agents For More Information:

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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	3,168	\$143,203	1,170	1,147	581	75
3-mile	27,001	\$129,174	9,722	12,233	7,786	702
5-mile	99,005	\$122,963	36,164	45,016	27,404	2,498

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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.



Emily Faltys Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.

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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