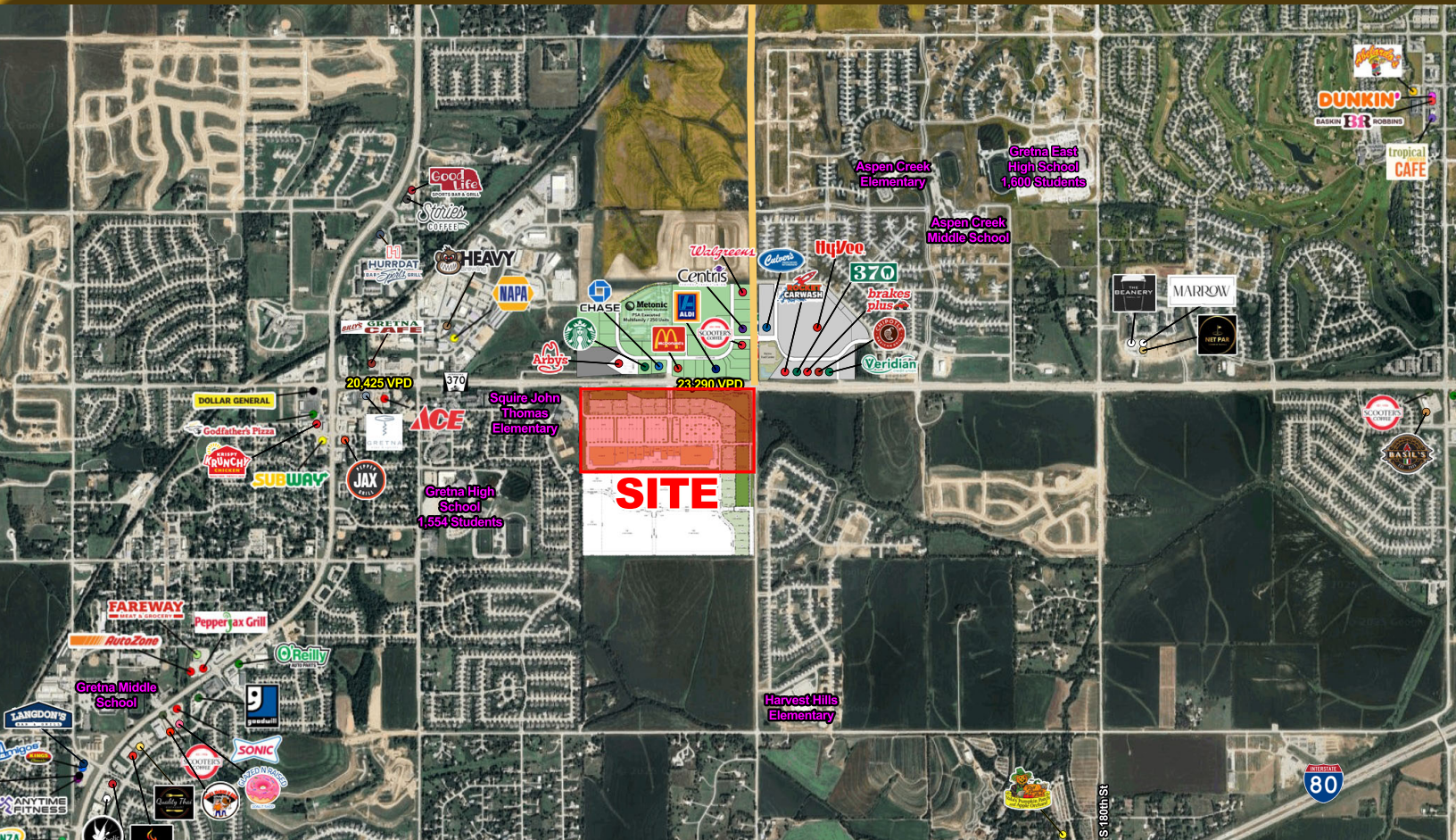


# NEW RETAIL DEVELOPMENT

# GRETNA CROSSING

# SHOPPING CENTER



## FEATURES

- Gretna - the fastest growing city in Nebraska
  - Shopping Center Size: 500,000 SF
  - Half mile frontage along Highway 370
  - Accessible from two Interstate 80 interchanges
- New 192nd Street interchange & Highway 370 interchange**

Highway 370 Frontage - Pad Sites Available

In-Line, Build - to - Suit Opportunities

Agent: Rick Quinlevan  
 Phone: (402) 502-4711  
 Email: rquinlevan@lernerco.com

Agent: Boh Kurylo\*  
 Phone: (402) 502-4707  
 Email: bkurylo@lernerco.com

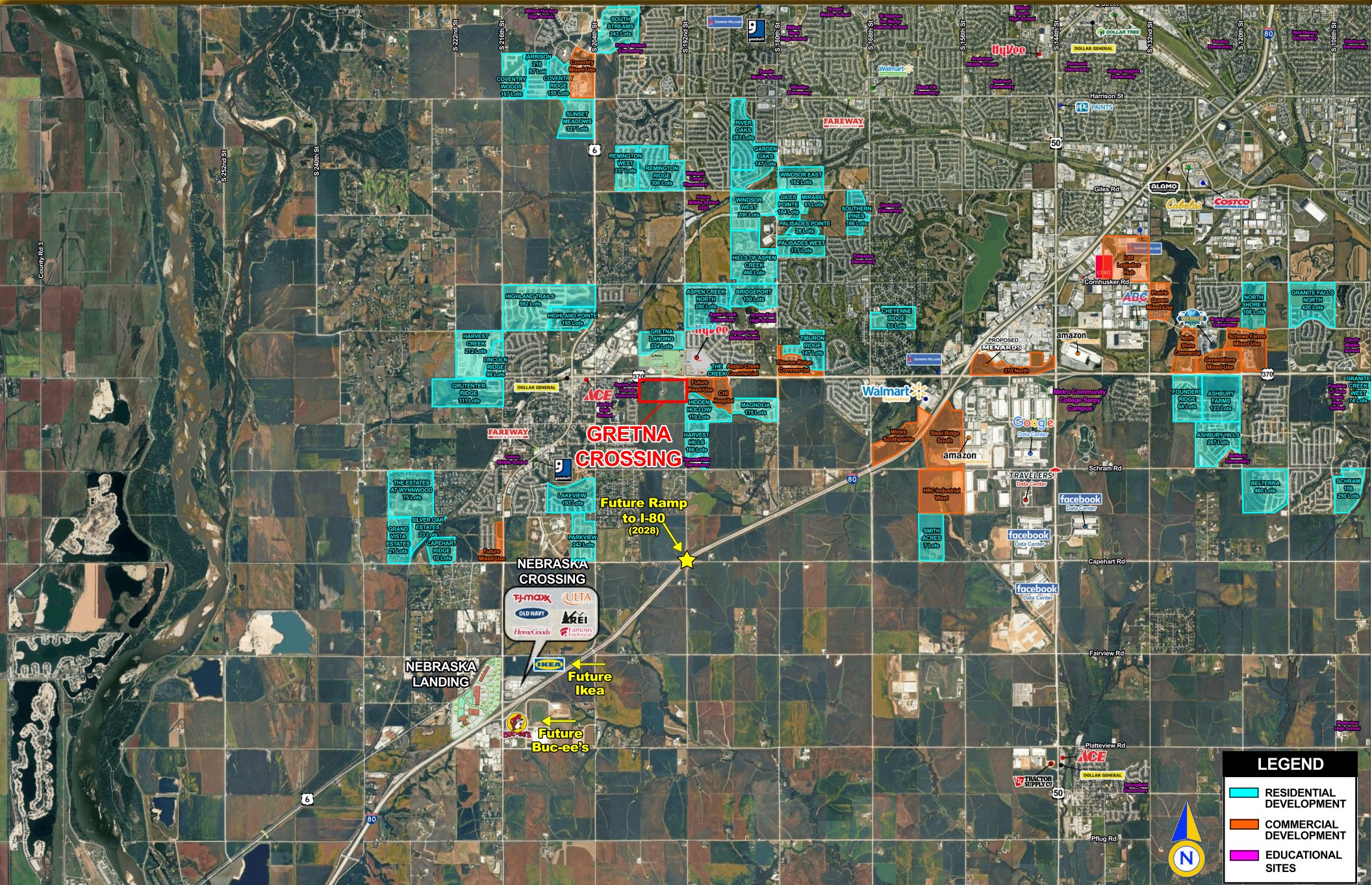
Agent: Andrew Lerner\*  
 Phone: (402) 502-4709  
 Email: alerner@lernerco.com

**The Lerner Company**  
 BROKERAGE • DEVELOPMENT • MANAGEMENT  
 TOWN • HOUSING • INVESTMENT SITES  
 A MEMBER OF  
**CHAINLINKS**  
 RETAIL ADVISORS

\* Agents Have Equity in Property

# GRETNA CROSSING SHOPPING CENTER

Hwy 370 & S 192nd St, Gretna, NE 68028



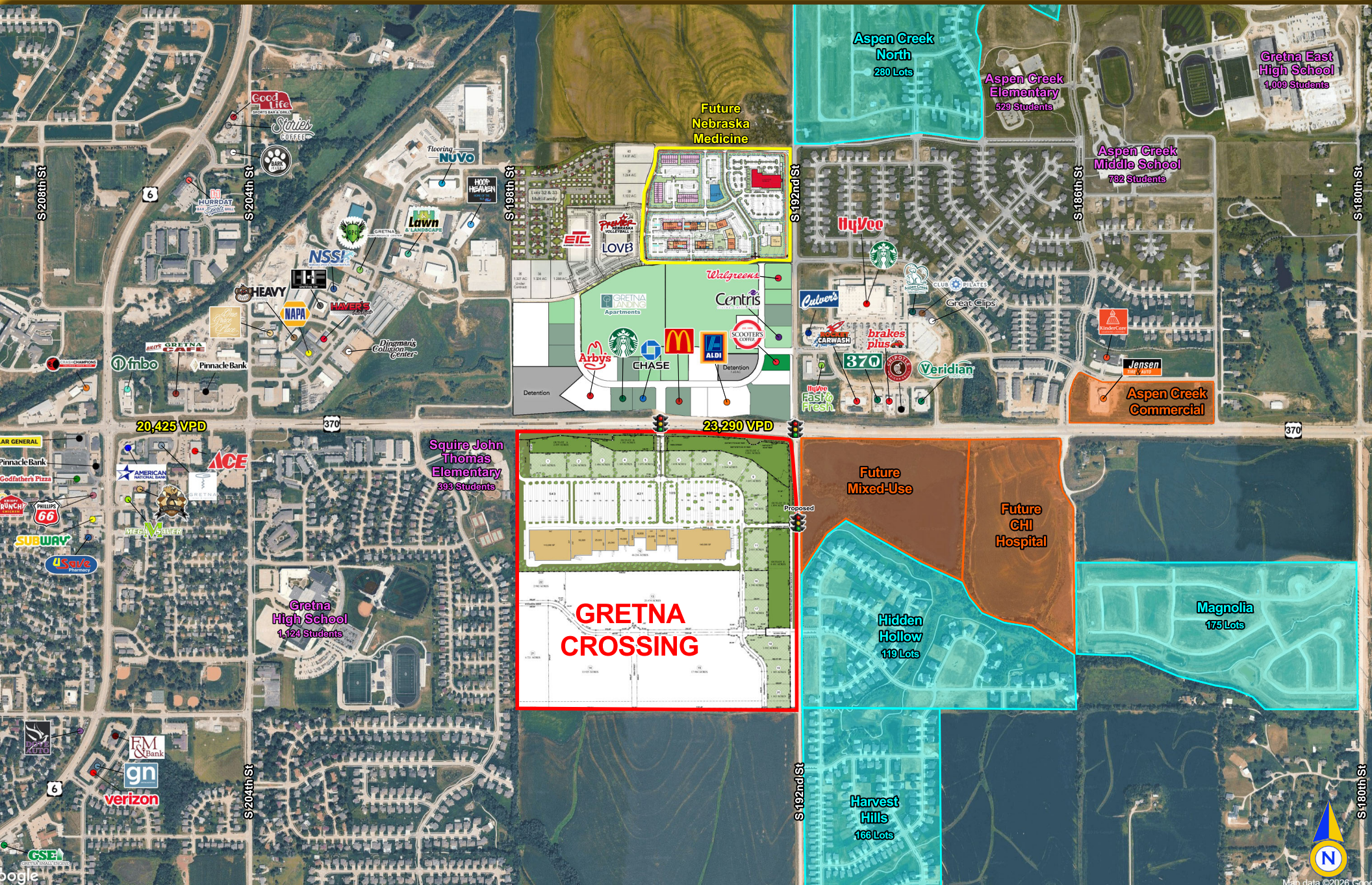
# GRETNA CROSSING SHOPPING CENTER

Hwy 370 & S 192nd St, Gretna, NE 68028

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT  
TENANT REPRESENTATION • INVESTMENT SALES

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



# GRETNA CROSSING SHOPPING CENTER

Hwy 370 & S 192nd St, Gretna, NE 68028



Squire John  
Thomas  
Elementary  
393 Students

Gretna  
High School  
1,124 Students

**GRETNA  
CROSSING**

23,290 VPD

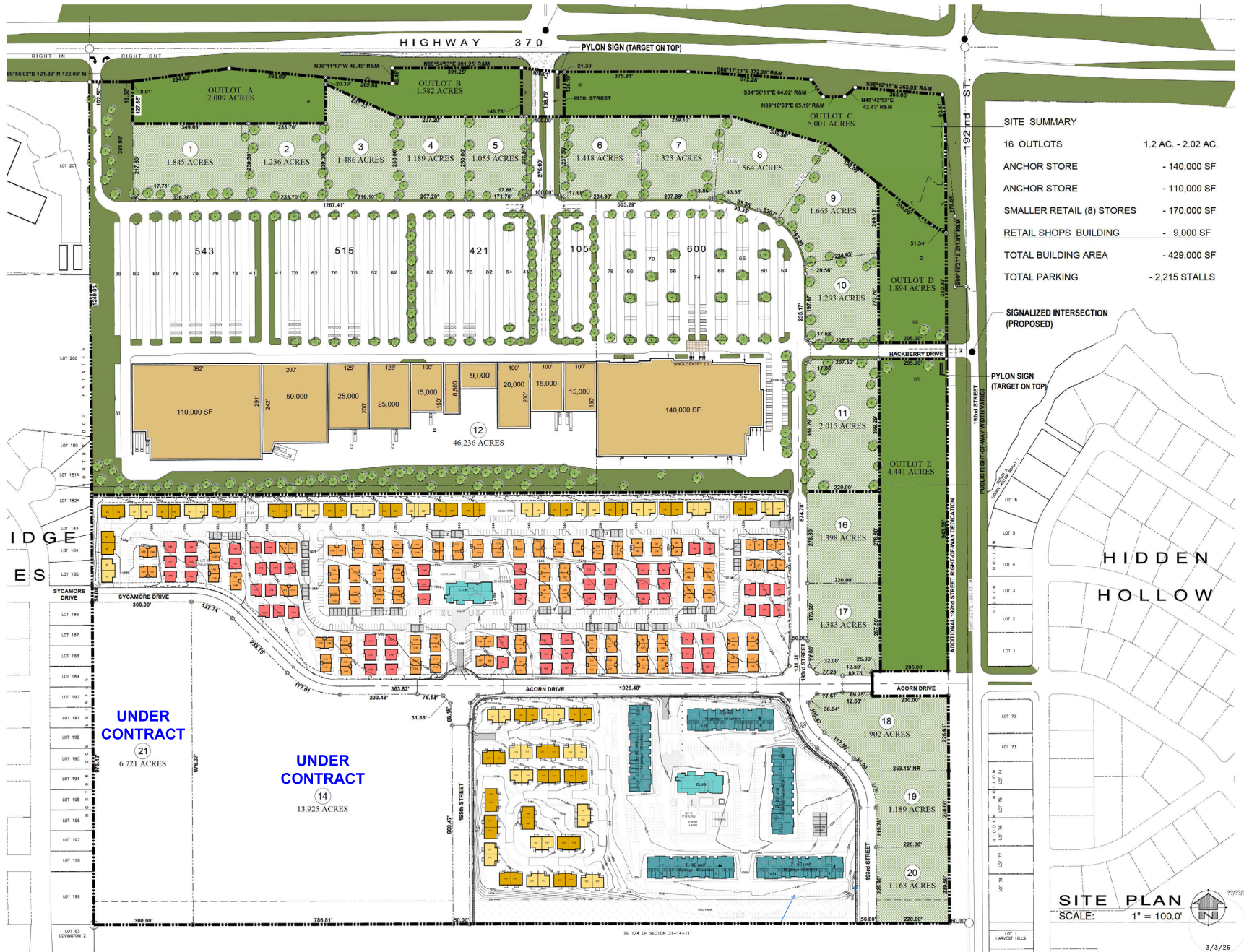
Future  
Mixed-Use

Future  
CHI  
Hospital

Hidden  
Hollow  
119 Lots

# GRETNA CROSSING SHOPPING CENTER

Hwy 370 & S 192nd St, Gretna, NE 68028



**SITE SUMMARY**

16 OUTLOTS	1.2 AC. - 2.02 AC.
ANCHOR STORE	- 140,000 SF
ANCHOR STORE	- 110,000 SF
SMALLER RETAIL (8) STORES	- 170,000 SF
RETAIL SHOPS BUILDING	- 9,000 SF
TOTAL BUILDING AREA	- 429,000 SF
TOTAL PARKING	- 2,215 STALLS

SIGNALIZED INTERSECTION (PROPOSED)

PYLON SIGN (TARGET ON TOP)

HIDDEN HOLLOW

**SITE PLAN**  
 SCALE: 1" = 100.0'

3/3/26

# GRETNA CROSSING SHOPPING CENTER

## Hwy 370 & S 192nd St, Gretna, NE 68028

Lat/Lon: 41.1468/-96.2157

<b>S 192nd St &amp; Hwy 370</b> <b>Gretna, NE 68028</b>	<b>3 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>	<b>7 mi</b> <b>radius</b>
<b>Population</b>			
2025 Estimated Population	33,097	83,361	145,220
2030 Projected Population	39,085	91,072	158,009
2020 Census Population	26,302	77,086	133,413
2010 Census Population	15,589	57,801	103,356
Projected Annual Growth 2025 to 2030	3.6%	1.9%	1.8%
Historical Annual Growth 2010 to 2025	7.5%	2.9%	2.7%
2025 Median Age	35.5	36.0	37.4
<b>Households</b>			
2025 Estimated Households	11,176	29,254	52,996
2030 Projected Households	13,755	32,973	59,082
2020 Census Households	8,905	26,228	47,127
2010 Census Households	5,333	19,748	36,743
Projected Annual Growth 2025 to 2030	4.6%	2.5%	2.3%
Historical Annual Growth 2010 to 2025	7.3%	3.2%	2.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	88.4%	86.2%	85.6%
2025 Estimated Black or African American	1.7%	2.6%	2.9%
2025 Estimated Asian or Pacific Islander	2.4%	3.8%	3.8%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	7.2%	7.3%	7.4%
2025 Estimated Hispanic	8.2%	8.2%	8.3%
<b>Income</b>			
2025 Estimated Average Household Income	\$172,257	\$163,294	\$165,473
2025 Estimated Median Household Income	\$143,554	\$133,361	\$131,558
2025 Estimated Per Capita Income	\$58,187	\$57,313	\$60,416
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	1.7%	1.6%
2025 Estimated High School Graduate	16.4%	16.0%	16.3%
2025 Estimated Some College	16.7%	19.6%	20.1%
2025 Estimated Associates Degree Only	10.0%	10.1%	9.8%
2025 Estimated Bachelors Degree Only	33.9%	32.4%	32.4%
2025 Estimated Graduate Degree	20.3%	18.7%	18.4%
<b>Business</b>			
2025 Estimated Total Businesses	591	1,960	4,659
2025 Estimated Total Employees	3,708	18,560	50,261
2025 Estimated Employee Population per Business	6.3	9.5	10.8
2025 Estimated Residential Population per Business	56.0	42.5	31.2