



# STEEL RIDGE NORTH

HWY 370 & I-80 | OMAHA, NE



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OMAHA MARKET OVERVIEW

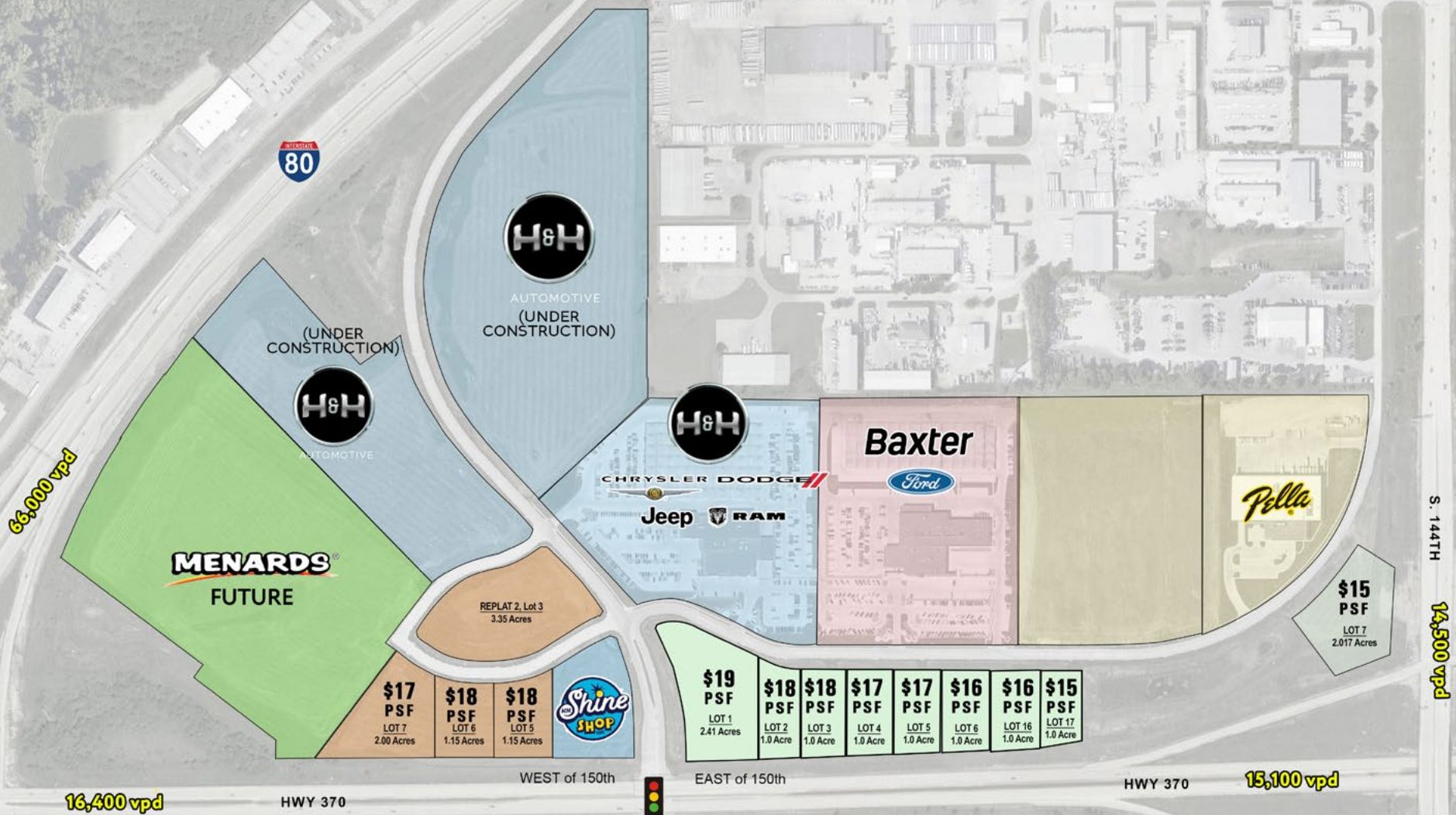




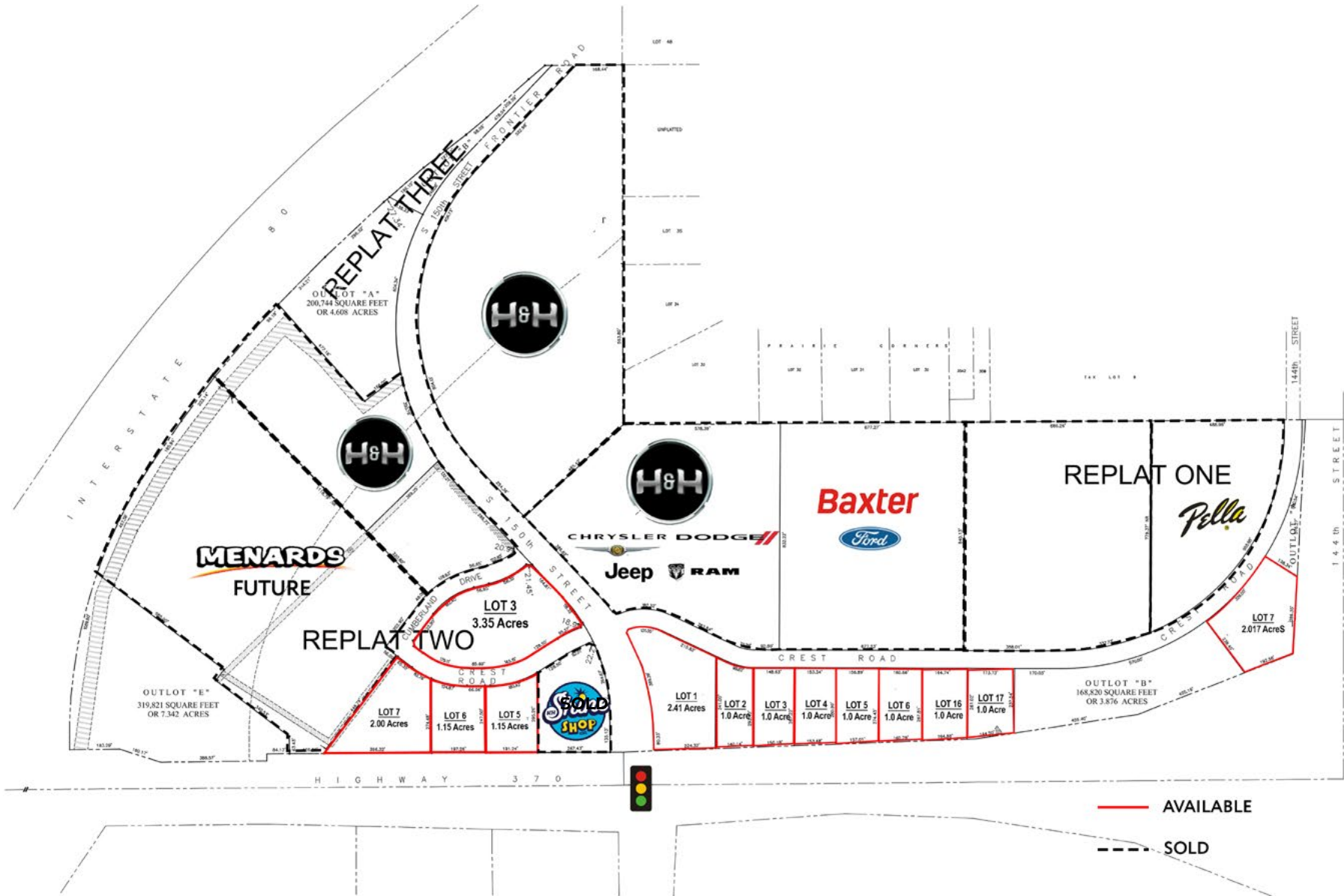
STEEL RIDGE SITE AERIAL



# STEEL RIDGE NORTH



©Traffic counts provided by MAPA (2018)







## DEVELOPMENT HIGHLIGHTS

- Join Menards (coming soon!)
- Located off of I-80 & Hwy 370
- 1 to 11 acres available
- Outparcel opportunities along Hwy. 370 with great visibility!
- Excellent combined traffic counts with nearly 90,000 vehicles per day
- Easily accessible from signalized intersection (150th & Hwy 370)
- Ideal location for restaurants, retail, office/flex-office, and hospitality
- One acre and up, \$15-\$19 PSF (see parcel map with pricing)
- Benefit customer traffic generated by Menards and multiple dealerships
- Gateway location for accessing communities along Hwy 370, including Gretna, Papillion, La Vista, and Bellevue

DEMOGRAPHICS	3 MILE	5 MILE	OMAHA MSA
Population	27,842	110,776	975,215
Average Household Income	\$108,972	\$107,533	\$92,899
Daytime Population	17,267	62,041	689,952
Median Age	32.9	34.6	35.1

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3 MILE 5 MILE MSA

POPULATION	2021 Estimated Population	27,842	110,776	975,215
	2026 Projected Population	30,584	119,461	1,023,590
	2010 Census Population	25,408	108,454	967,604
	2000 Census Population	20,383	87,078	865,350
	Projected Annual Growth 2020 to 2025	2.0%	1.6%	1.0%
	Historical Annual Growth 2000 to 2020	3.3%	2.5%	1.2%
HOUSEHOLDS	2021 Median Age	32.9	34.6	35.1
	2021 Estimated Households	10,469	40,114	378,391
	2026 Projected Households	11,162	42,356	394,158
	2010 Census Households	9,374	39,355	375,433
	2000 Census Households	7,514	31,436	334,379
	Projected Annual Growth 2020 to 2025	1.3%	1.1%	0.8%
ETHNICITY	Historical Annual Growth 2000 to 2020	3.6%	2.5%	1.2%
	2021 Estimated White	88.1%	85.4%	74.6%
	2021 Estimated Black or African American	1.7%	2.4%	7.9%
	2021 Estimated Asian or Pacific Islander	2.3%	3.7%	4.1%
	2021 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.7%
	2021 Estimated Other Races	7.7%	8.2%	12.7%
INCOME	2021 Estimated Hispanic	6.2%	6.6%	11.7%
	2021 Estimated Average Household Income	\$108,972	\$107,533	\$92,899
	2021 Estimated Median Household Income	\$98,621	\$98,621	\$71,520
EDUCATION	2021 Estimated Per Capita Income	\$40,978	\$38,970	\$36,219
	2021 Estimated Elementary (Grade Level 0 to 8)	1.0%	0.9%	3.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	1.9%	4.6%
	2021 Estimated High School Graduate	18.9%	18.9%	23.9%
	2021 Estimated Some College	21.0%	21.2%	21.9%
	2021 Estimated Associates Degree Only	11.3%	10.5%	9.4%
	2021 Estimated Bachelors Degree Only	31.2%	30.8%	24.3%
	2021 Estimated Graduate Degree	14.5%	15.9%	12.8%
BUSINESS	2021 Estimated Total Businesses	774	2,975	31,923
	2021 Estimated Total Employees	12,285	40,227	435,651
	2021 Estimated Employee Population per Business	15.9	13.5	13.6
	2021 Estimated Residential Population per Business	36.0	37.2	30.5



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