

HARRISON HILLS

I-80 & Harrison St, Omaha, NE 68128



FOR SALE



FEATURES

- **Total Center Size: 120 Acres**
- **Total Available: 11.65 Acres**
- **Traffic: 116,809 VPD @ I-80 & Giles**
- **This mixed-use development provides a conveniently located shopping, office/ service, multifamily project that services the high growth Sarpy County area.**
- **Current occupants include: Harrison Hills Apartments (484-unit complex), Salon Centric Beauty Supply Headquarters (and state-of-the-art showroom), Streck Inc Headquarters (300+ employees), Restaurant Depot, Progressive Insurance, The Steppe Center, and Hayes Mechanical.**
- **The 5-mile population exceeds 196,000 with a median household income of just over \$100,000.**
- **The site fronts on Harrison St and provides excellent exposure and accessibility to I-80, Giles Rd, 108th St and Harry Anderson Dr.**

Lot	Space	Price	Available
Lot 5	1.29 AC	\$14.00 PSF	Immediately
Lot 6	1.31 AC	\$14.00 PSF	Immediately
Lot 7	1.29 AC	\$14.00 PSF	Immediately
Replat 4 - Lot 1	2.01 AC	\$6.00 PSF	Immediately
Lot B	5.75 AC Unplatted	\$8.00 PSF	Immediately

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

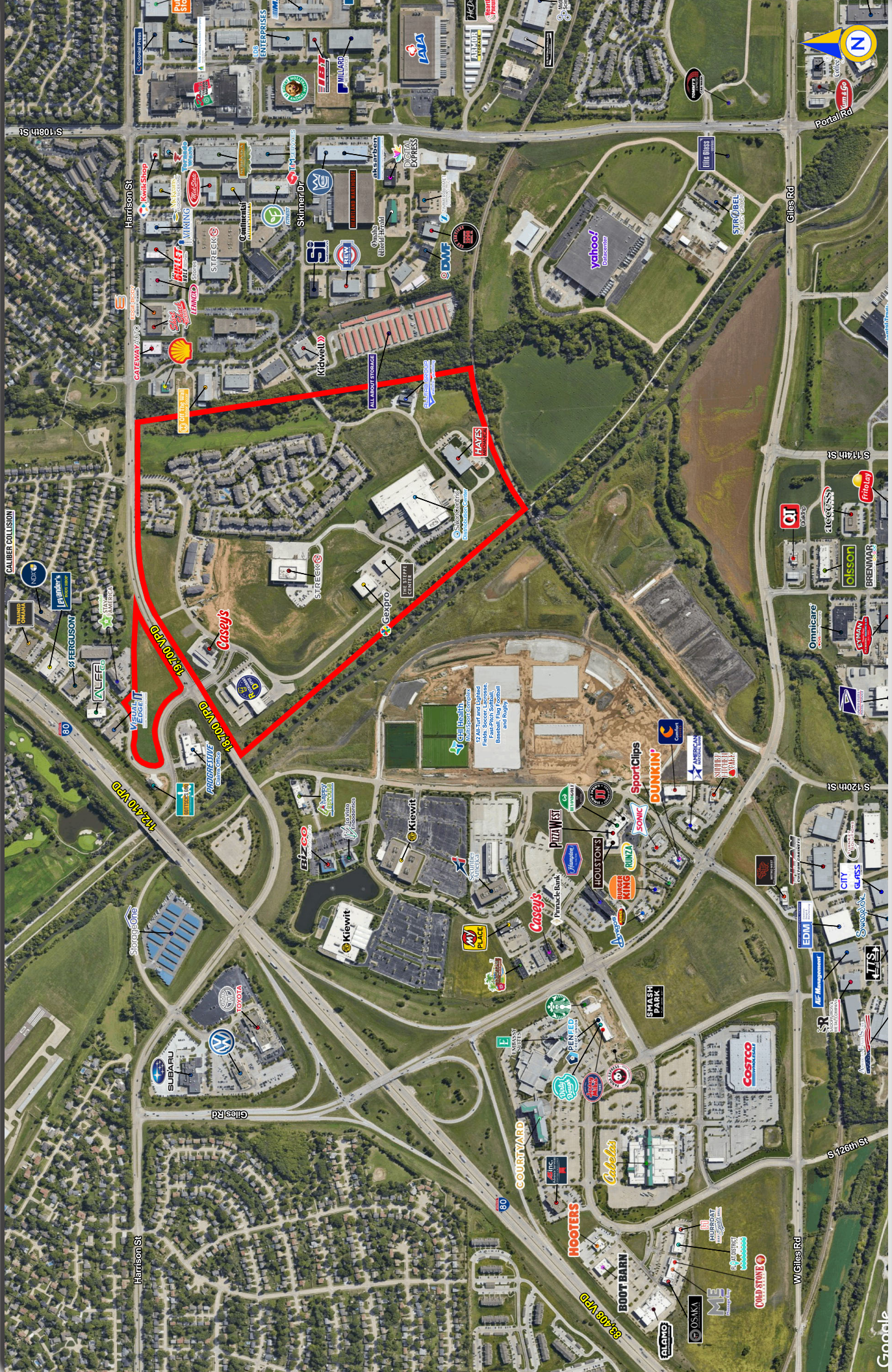
Agent: Mandi Backhaus
Phone: (402) 763-2930
Email: mbackhaus@lernerco.com



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The Lerner Company
BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SERVICES
A MEMBER OF
CHAIN-LINKS
RETAIL ADVISORS

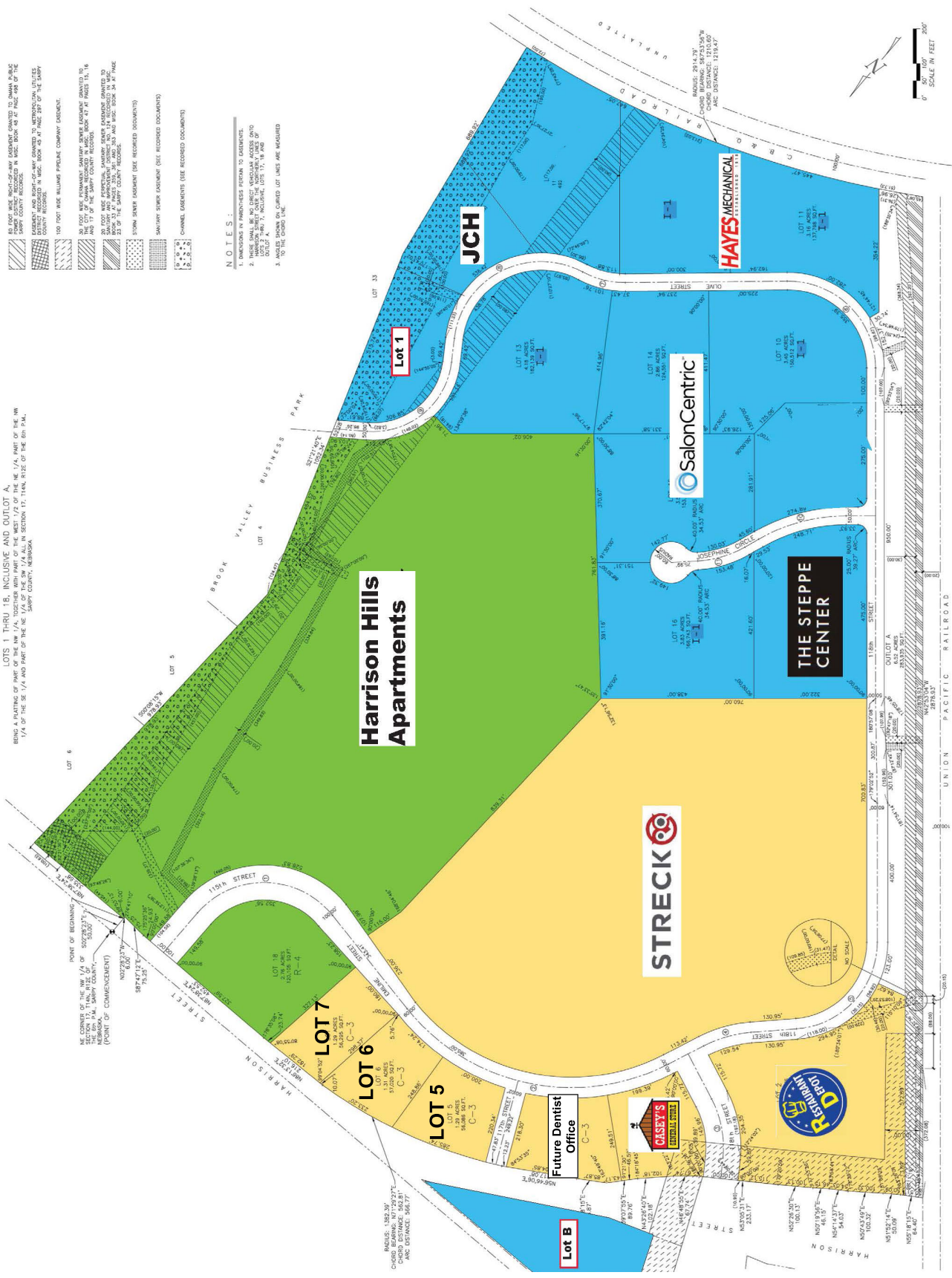


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LOTS 1 THRU 18, INCLUSIVE AND OUTLOT A, NE 1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 ALL IN SECTION 17, T14N, R22E OF THE 50N P.M., SARY COUNTY, NEBRASKA.



- 1. 50 FOOT WIDE RIGHT-OF-WAY (R.O.W.) GRANTED TO OHAMA PUBLIC SAFETY COUNTY RECORDS IN WISC. BOOK 48 AT PAGE 108 OF THE COUNTY RECORDS.
- 2. 100 FOOT WIDE WILLAMET PIPELINE COMPANY EASEMENT.
- 3. 30 FOOT WIDE FINANCIAL SERVICE CENTER GRANTED TO 103 AND 117 OF THE SARY COUNTY RECORDS.
- 4. 20 FOOT WIDE APPEARANCE MAINTENANCE EASEMENT GRANTED TO 103 AND 117 OF THE SARY COUNTY RECORDS.
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- NOTES:**
1. ALL DIMENSIONS GIVEN IN FEET AND INCHES.
 2. THESE SHALL BE NO DIRECT VEHICULAR ACCESS DRIVeways TO THE LOT FROM THE LOT TO THE WEST OF THE LOT.
 3. ALL DIMENSIONS SHOWN ON THIS PLAN ARE MEASURED TO THE CENTER LINE.

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Lat/Lon: 41.1893/-96.0977

S 118th St & Harrison St La Vista, NE 68128	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,707	75,993	196,544
2029 Projected Population	7,023	78,852	205,769
2020 Census Population	7,175	75,143	196,892
2010 Census Population	5,767	67,861	178,048
Projected Annual Growth 2024 to 2029	0.9%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	1.2%	0.9%	0.7%
2024 Median Age	37.3	36.6	38.0
Households			
2024 Estimated Households	2,912	32,915	80,355
2029 Projected Households	3,096	34,628	85,142
2020 Census Households	2,934	31,468	77,584
2010 Census Households	2,358	28,269	69,743
Projected Annual Growth 2024 to 2029	1.3%	1.0%	1.2%
Historical Annual Growth 2010 to 2024	1.7%	1.2%	1.1%
Race and Ethnicity			
2024 Estimated White	82.0%	81.0%	83.5%
2024 Estimated Black or African American	4.2%	5.0%	4.1%
2024 Estimated Asian or Pacific Islander	5.2%	3.4%	3.3%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	8.3%	10.3%	8.7%
2024 Estimated Hispanic	9.4%	11.4%	9.5%
Income			
2024 Estimated Average Household Income	\$120,453	\$109,416	\$129,435
2024 Estimated Median Household Income	\$92,865	\$85,214	\$100,961
2024 Estimated Per Capita Income	\$52,375	\$47,452	\$52,967
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.8%	1.3%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.1%	2.1%
2024 Estimated High School Graduate	20.7%	21.2%	19.2%
2024 Estimated Some College	23.2%	24.4%	22.2%
2024 Estimated Associates Degree Only	9.0%	10.8%	10.2%
2024 Estimated Bachelors Degree Only	29.2%	26.5%	29.0%
2024 Estimated Graduate Degree	15.2%	13.2%	16.0%
Business			
2024 Estimated Total Businesses	300	3,784	9,058
2024 Estimated Total Employees	3,640	54,742	121,503
2024 Estimated Employee Population per Business	12.1	14.5	13.4
2024 Estimated Residential Population per Business	22.4	20.1	21.7