

# GRETNA LANDING

FOR SALE & LEASE  
HIGHWAY 370 & 192ND ST  
GRETNA, NEBRASKA



Kirk Hanson  
kirk@accesscommercial.com  
C: (402) 616 - 2580

Rocky Pryor  
rocky@accesscommercial.com  
C: (402) 216 - 7887

THE BEST PLACE  
TO BE ON 370!

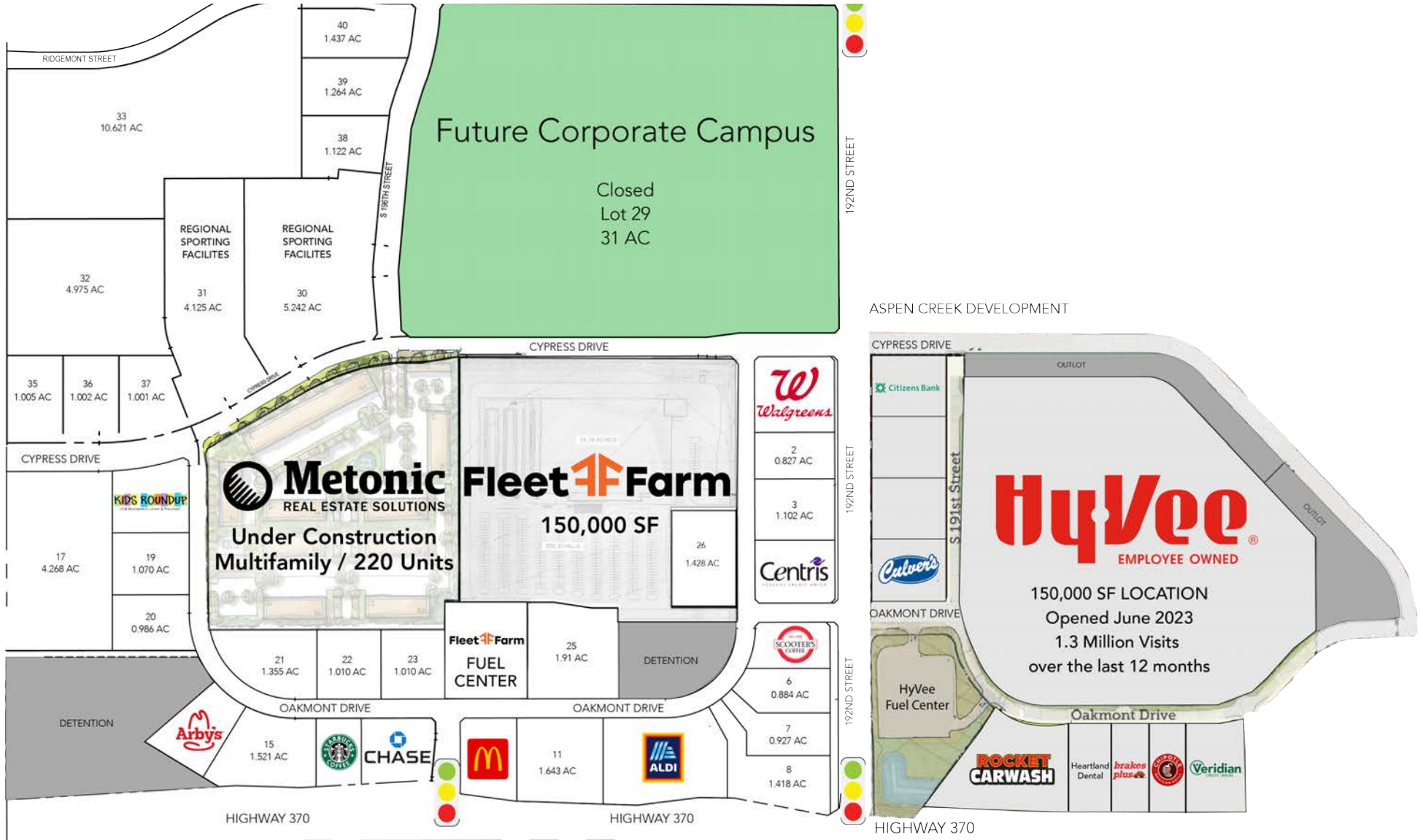


ACCESS Commercial, LLC

WWW.ACCESSCOMMERCIAL.COM  
facebook.com/accesscommercial  
instagram.com/accessretail  
linkedin.com/access-commercial-llc

FOR SALE & LEASE  
**GRETNA LANDING**  
 GRETNA, NEBRASKA

**GRETNA**  
 LANDING



CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
 kirk@accesscommercial.com  
 C: (402) 616 - 2580

**Rocky Pryor**  
 rocky@accesscommercial.com  
 C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



ACCESS Commercial, LLC

LOT BREAKDOWN	
LOT NUMBER	LOT SIZE
LOT 1	Walgreens
LOT 2	0.827 AC
LOT 3	1.102 AC
LOT 4	Centris Credit Union
LOT 5	Scooter's Coffee
LOT 6	0.884 AC
LOT 7	0.927 AC
LOT 8	QSR
LOT 9	Grocery
LOT 10	1.643 AC
LOT 12	Burger
LOT 13	Bank
LOT 14	Coffee
LOT 15	1.417 AC
LOT 16	Fast Food
LOT 17	4.268 AC

LOT BREAKDOWN, CONT.	
LOT NUMBER	LOT SIZE
LOT 18	Childcare
LOT 19	1.07 AC
LOT 20	.986 AC
LOT 21	Retail
LOT 22	1.01 AC
LOT 23	1.01 AC
LOT 24	Fleet Farm Fuel Center
LOT 25	1.914 AC
LOT 26	1.428 AC
LOT 27	Fleet Farm
LOT 28	Metonic Multifamily Development
LOT 29	31.09 AC
PHASE 3 LOTS	
ALL COMMERCIAL LOTS CAN BE SUBDIVIDED	Contact for more Information

CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
 kirk@accesscommercial.com  
 C: (402) 616 - 2580

**Rocky Pryor**  
 rocky@accesscommercial.com  
 C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



ACCESS Commercial, LLC

FOR SALE & LEASE  
**GRETNA LANDING**  
GRETNA, NEBRASKA

**GRETNA**  
LANDING

## MULTI-FAMILY RENDERINGS FOR GRETNA LANDING APARTMENTS



CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
kirk@accesscommercial.com  
C: (402) 616 - 2580

**Rocky Pryor**  
rocky@accesscommercial.com  
C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



ACCESS Commercial, LLC

## PROPERTY HIGHLIGHTS:

- 150,000 SF HyVee on the NE corner
  - Over the last 12 Months, this HyVee has brought in foot traffic of over 1.3 Million-people and has created 628 local jobs
- Less than a mile away from new Gretna High School
- 1600+ residential lots under construction
- 192nd Street to be paved road from Giles to Hwy 370
- 192nd Street will be a future connection to I-80

## PROGRESS DRONE SHOT:



### CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
kirk@accesscommercial.com  
C: (402) 616 - 2580

**Rocky Pryor**  
rocky@accesscommercial.com  
C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



ACCESS Commercial, LLC

FOR SALE & LEASE  
**GRETNA LANDING**  
 GRETNA, NEBRASKA

**GRETNA  
 LANDING**



Walmart:  
 1.9M visits past 12 months



Hy-Vee:  
 1.3M visits past 12 months



**62%**  
 PROJECTED  
 POPULATION  
 GROWTH RATE  
 2030

**\$130,899**  
 MEDIAN  
 HOUSEHOLD  
 INCOME

**19,430**  
 EMPLOYEES  
 IN AREA

**28,000+**  
 VEHICLES PER  
 DAY

DEMOS		
POPULATION:	DAYTIME POPULATION:	MEDIAN HH INCOME:
3 MILE: 32,485	3 MILE: 9,395	3 MILE: \$141,745
5 MILE: 83,784	5 MILE: 35,585	5 MILE: \$130,899
12 MIN. DRIVE: 102,151	12 MIN. DRIVE: 46,026	12 MIN. DRIVE: \$134,696

CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
 kirk@accesscommercial.com  
 C: (402) 616 - 2580

**Rocky Pryor**  
 rocky@accesscommercial.com  
 C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

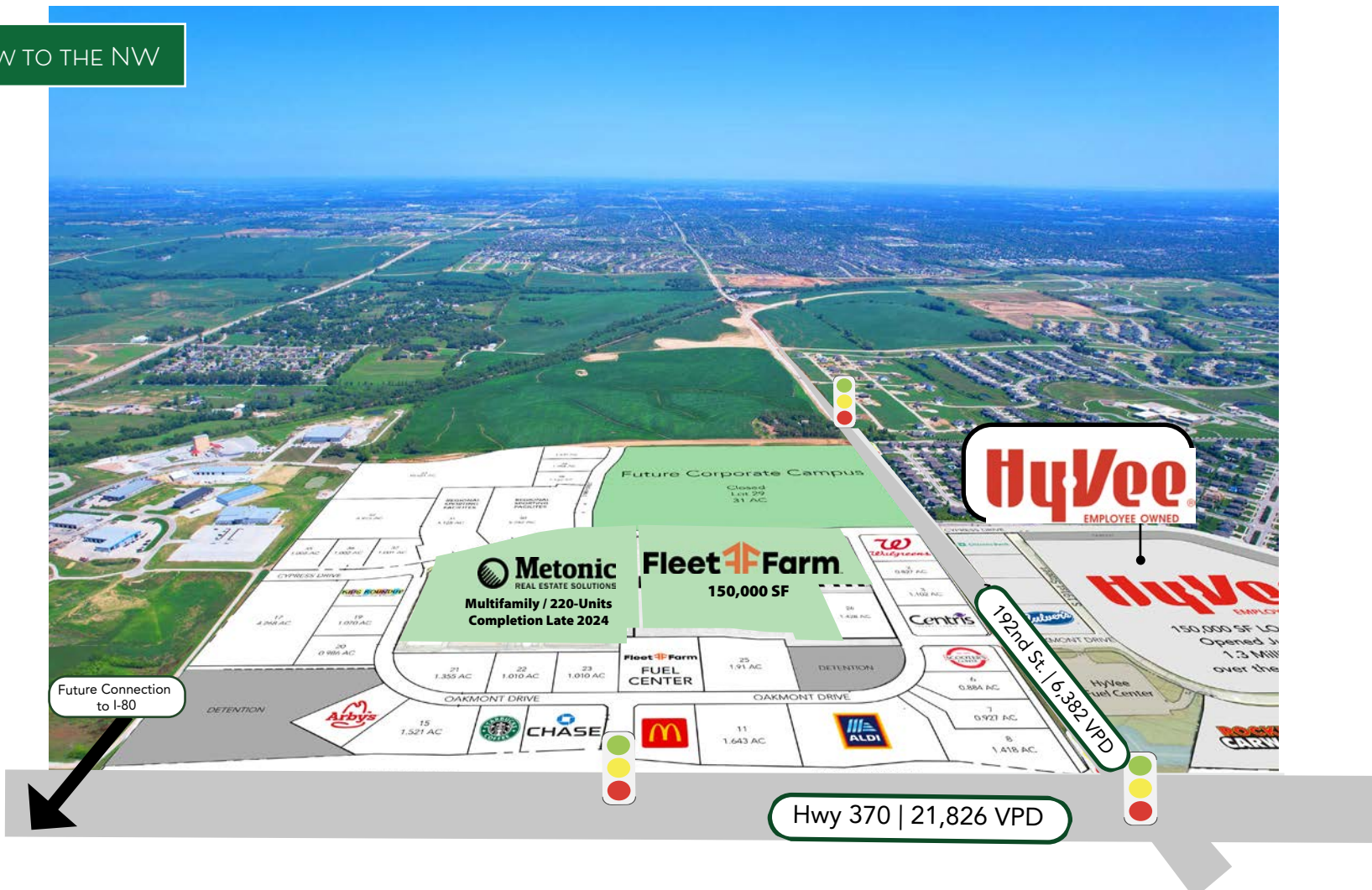


ACCESS Commercial, LLC

FOR SALE & LEASE  
**GRETNA LANDING**  
GRETNA, NEBRASKA

**GRETNA  
LANDING**

VIEW TO THE NW



DRONE SHOT TAKEN AUGUST 2023

CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
kirk@accesscommercial.com  
C: (402) 616 - 2580

**Rocky Pryor**  
rocky@accesscommercial.com  
C: (402) 216 - 7887

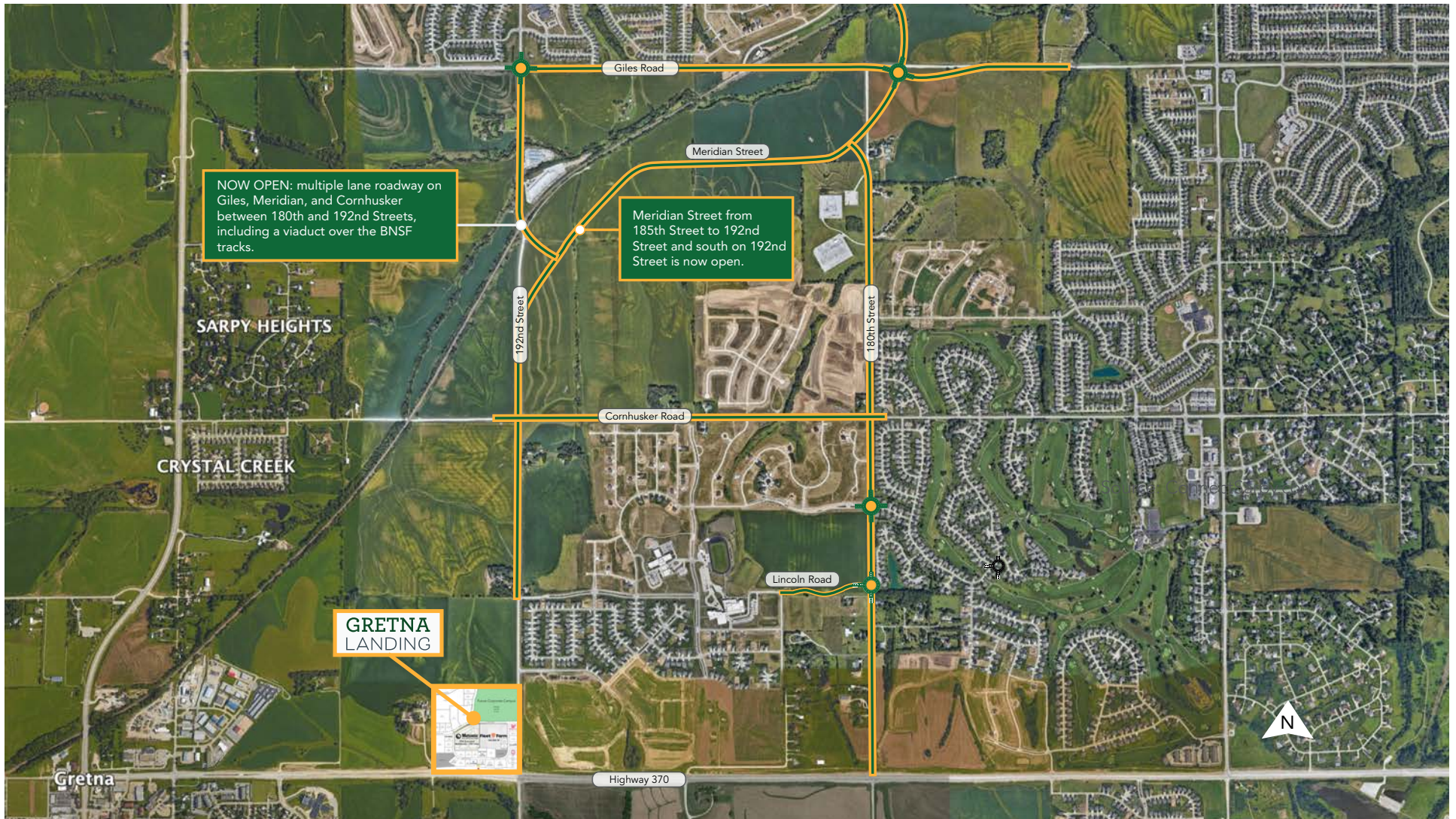
[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



ACCESS Commercial, LLC

FOR SALE & LEASE  
**GREटना LANDING**  
GREटना, NEBRASKA

**GREटना**  
LANDING



**CONTACT LISTING AGENT FOR MORE INFORMATION:**

**Kirk Hanson**  
kirk@accesscommercial.com  
C: (402) 616 - 2580

**Rocky Pryor**  
rocky@accesscommercial.com  
C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



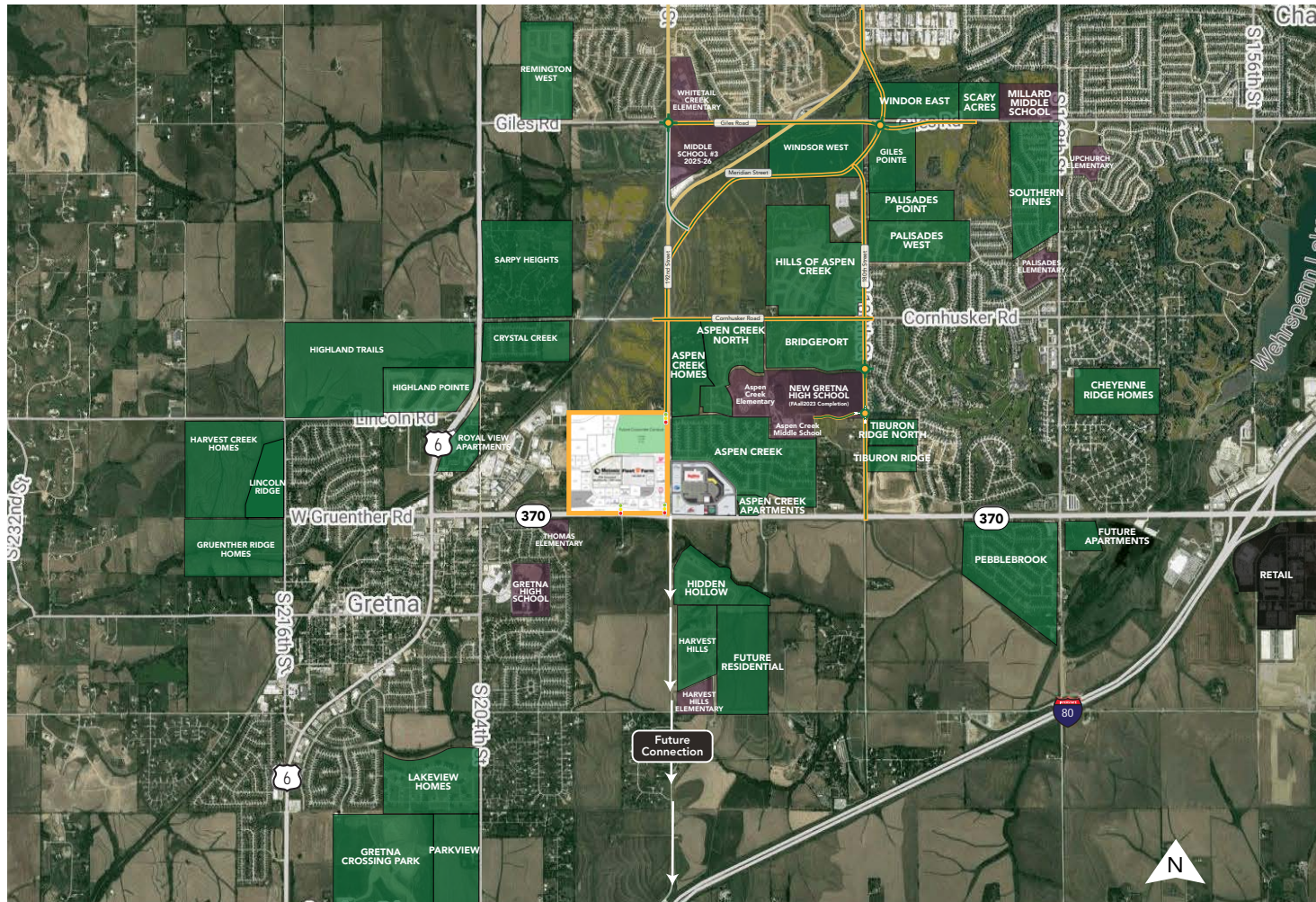
ACCESS Commercial, LLC



FOR SALE & LEASE  
**GRETNA LANDING**  
 GRETNA, NEBRASKA

**GRETNA**  
 LANDING

RESIDENTIAL GROWTH MAP



UPDATED 3/2024

Neighborhood	Planned	Built
Allora 168	182	26
Aspen Creek	346	318
Aspen Creek North	280	144
Aspen Creek West	409	0
Bridgeport	163	95
Coventry Ridge	161	84
Covington	285	285
Equestrian Ridge	38	35
Falling Waters	450	333
Forest Glen	21	10
Giles Pointe	104	0
Gretna Landing	176	0
Gruenther Ridge	311	0
Harrison 210	258	113
Harvest Creek	286	0
Harvest Estates	37	0
Harvest Hills	165	102
Hidden Hollow	119	67
Highland Pointe	195	35
Highland Trails	418	0
Hills of Aspen	467	118
Lakeview	189	150
Legado	55	0
Legend Trails	41	0
Lincoln Ridge	99	0
Magnolia	176	0
Mirabel	85	0
Palisades Pointe	28	0
Palisades West	177	154
Parkview	242	0
Pebblebrooke	392	388
Prairie Ridge	54	44
Remington Ridge	360	348
Remington West	237	91
Santa Fe	9	0
Silver Oaks	24	0
South Hamptons	86	83
South Streams	233	0
Southern Pines	186	183
Sunset Meadows	497	0
The Estates at Wynnwood	76	27
The Hamptons	110	85
The Preserve at the Farm	21	11
Tiburon Ridge	155	152
Tiburon Ridge North	42	10
Windsor East	162	45
Windsor West	200	0
<b>TOTAL</b>	<b>8,807</b>	<b>3,536</b>

CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
 kirk@accesscommercial.com  
 C: (402) 616 - 2580

**Rocky Pryor**  
 rocky@accesscommercial.com  
 C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

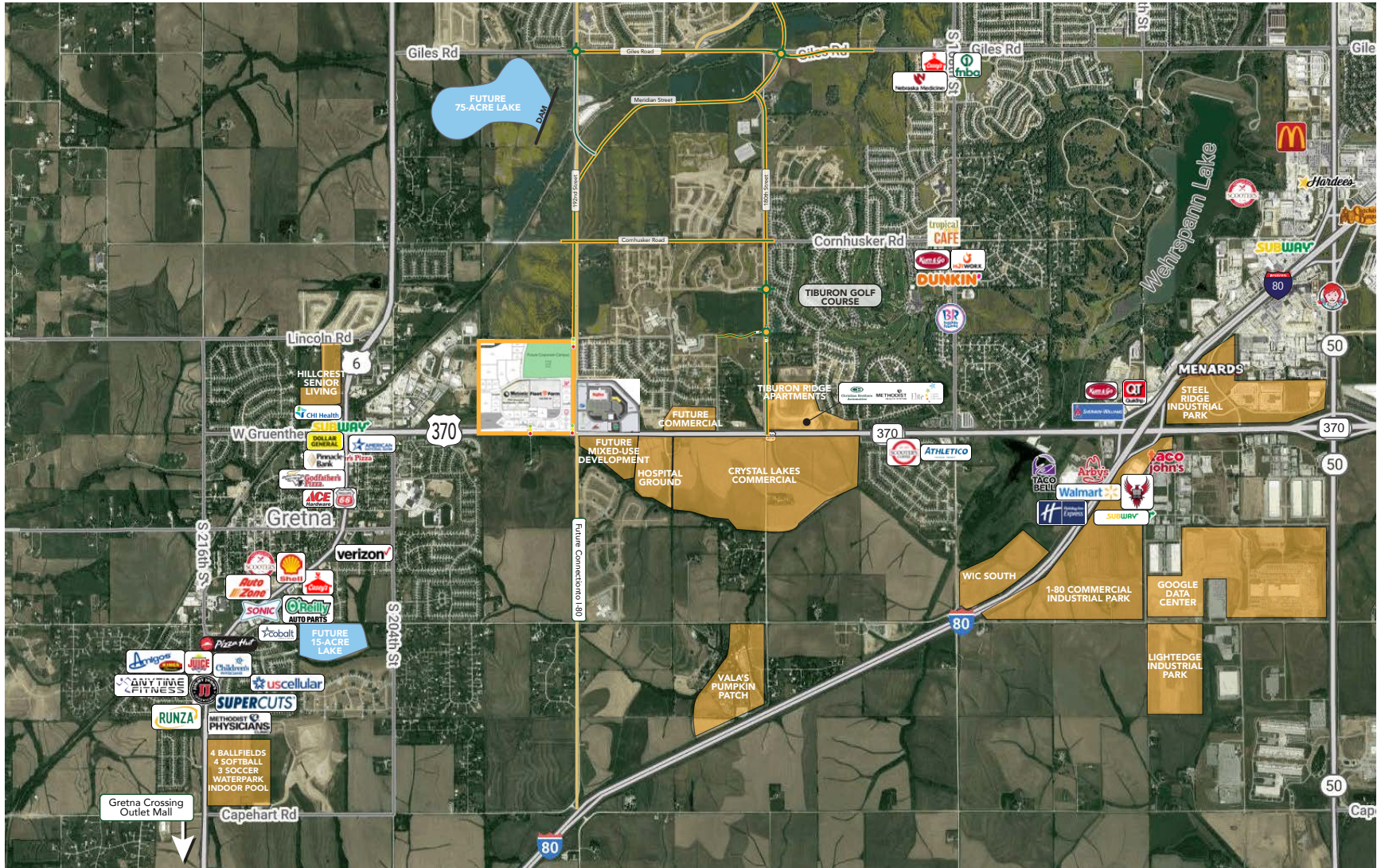


ACCESS Commercial, LLC

FOR SALE & LEASE  
**GRETNA LANDING**  
 GRETNA, NEBRASKA

**GRETNA**  
 LANDING

COMMERCIAL GROWTH MAP



CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
 kirk@accesscommercial.com  
 C: (402) 616 - 2580

**Rocky Pryor**  
 rocky@accesscommercial.com  
 C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



ACCESS Commercial, LLC



## OUR MISSION

To form strategic partnerships and maximize value for every stakeholder involved in a project.

Our Brokerage Team forms strategic partnerships by aligning with forward-thinking clients who are ready to experience a refreshing approach to their real estate objectives. Our experienced brokerage team creates value across all real estate sectors. Whether a single transaction or a large portfolio, we work relentlessly to execute your strategy. Although Omaha, Nebraska is our home, we have a strong transactional footprint in the Midwest and substantial National experience.

### CONTACT LISTING AGENT FOR MORE INFORMATION:

**Kirk Hanson**  
kirk@accesscommercial.com  
C: (402) 616 - 2580

**Rocky Pryor**  
rocky@accesscommercial.com  
C: (402) 216 - 7887

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)



ACCESS Commercial, LLC



**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).



**ROCKY PRYOR**  
**BROKERAGE ASSOCIATE**

Rocky graduated from the Jesuit school of Rockhurst University with a dual major in Communication and Nonprofit Leadership. He competed in persuasive speech competitions and was named the Vice President of the Nonprofit Leadership Alliance on campus. He is a licensed Real Estate Agent in Nebraska with 5+ years of experience specializing in development/landlord representation.



ACCESS Commercial, LLC  
[www.ACCESSCOMMERCIAL.com](http://www.ACCESSCOMMERCIAL.com)

\* Agent has equity