

AVAILABLE FOR LEASE

AMERICAN INTERSTATE PLACE, BANK BUILDING

15909 WEST MAPLE ROAD
OMAHA, NEBRASKA



**Fully Built-Out Dental &
Medical Suites Available!**

 **LockwoodRealty**

WWW.LOCKWOODDEV.COM
OMAHA, NEBRASKA

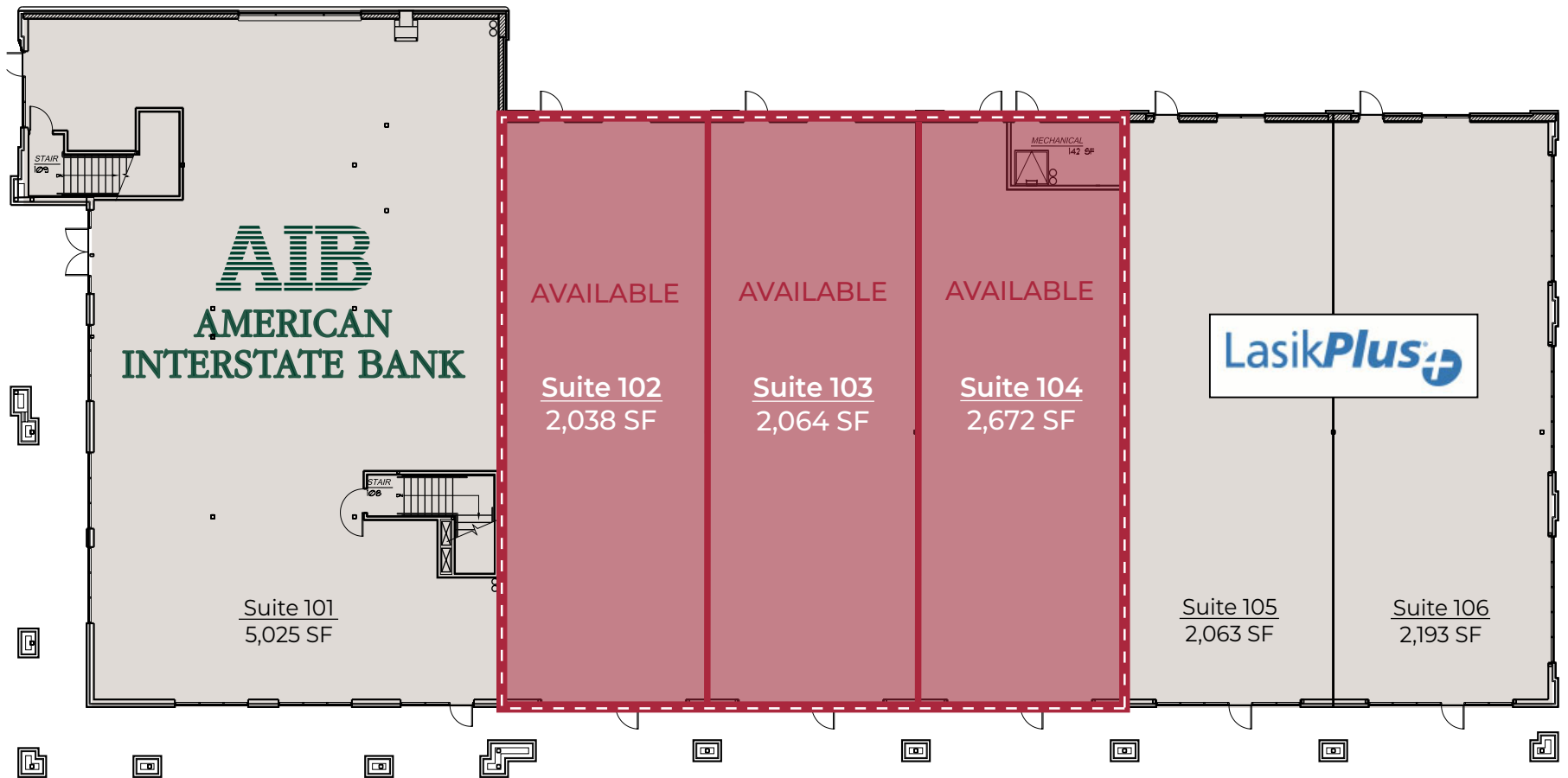
American Interstate Place, Bank Building



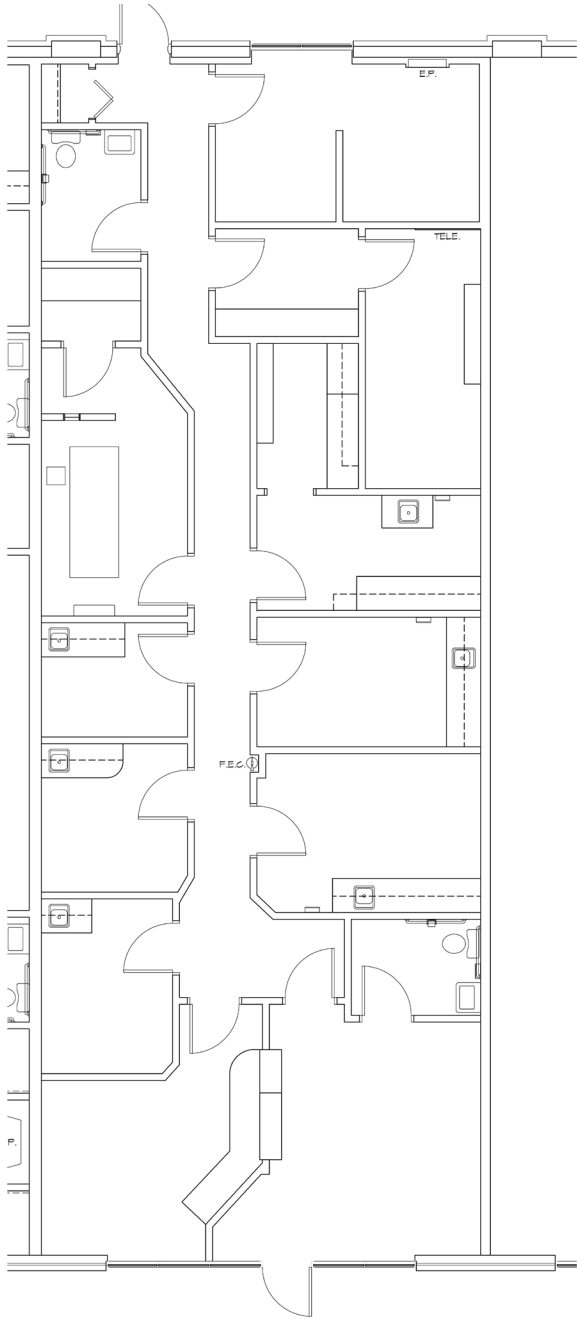
LOT PRICING & INFORMATION

SF AVAILABLE	2,038 - 6,774 Square Feet (In-Line Space)
BUILDING TENANTS	American Interstate Bank, Lasik Plus
DEVELOPMENT TENANTS	<ul style="list-style-type: none"> HyVee Grocery Chick-Fil-A Advanced Dermatology Crumbl Cookie La Mesa Union Pizzeria & Sports Bar Square Donuts Club Pilates The Stokin' Goat
DESCRIPTION	<ul style="list-style-type: none"> HyVee-anchored retail shopping center Vacant bays are fully built-out dental and medical space(s) Excellent visibility from West Maple Road
SITE INFO	<ul style="list-style-type: none"> Building is part of the American Interstate Place Retail Development Comprised of over 50,000 square feet of local and national retailers Additional land available for sale (next to HyVee)
ESTIMATED NNN RATE	\$10.20 PSF (2026)
LEASE PRICE	\$18.00 PSF, NNN

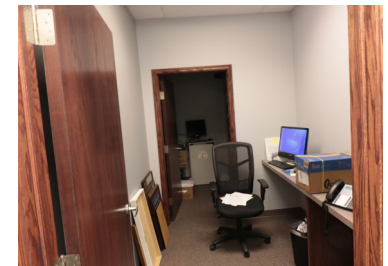
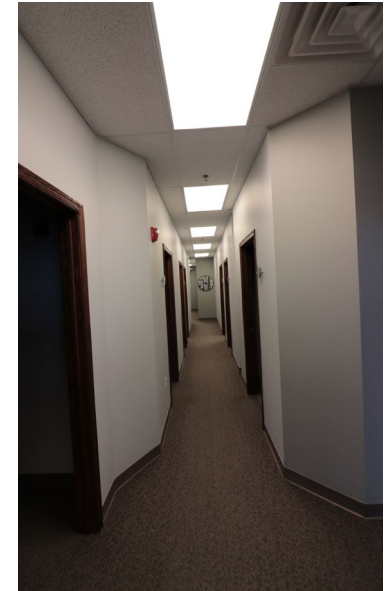
American Interstate Place, Bank Building: Site Plan



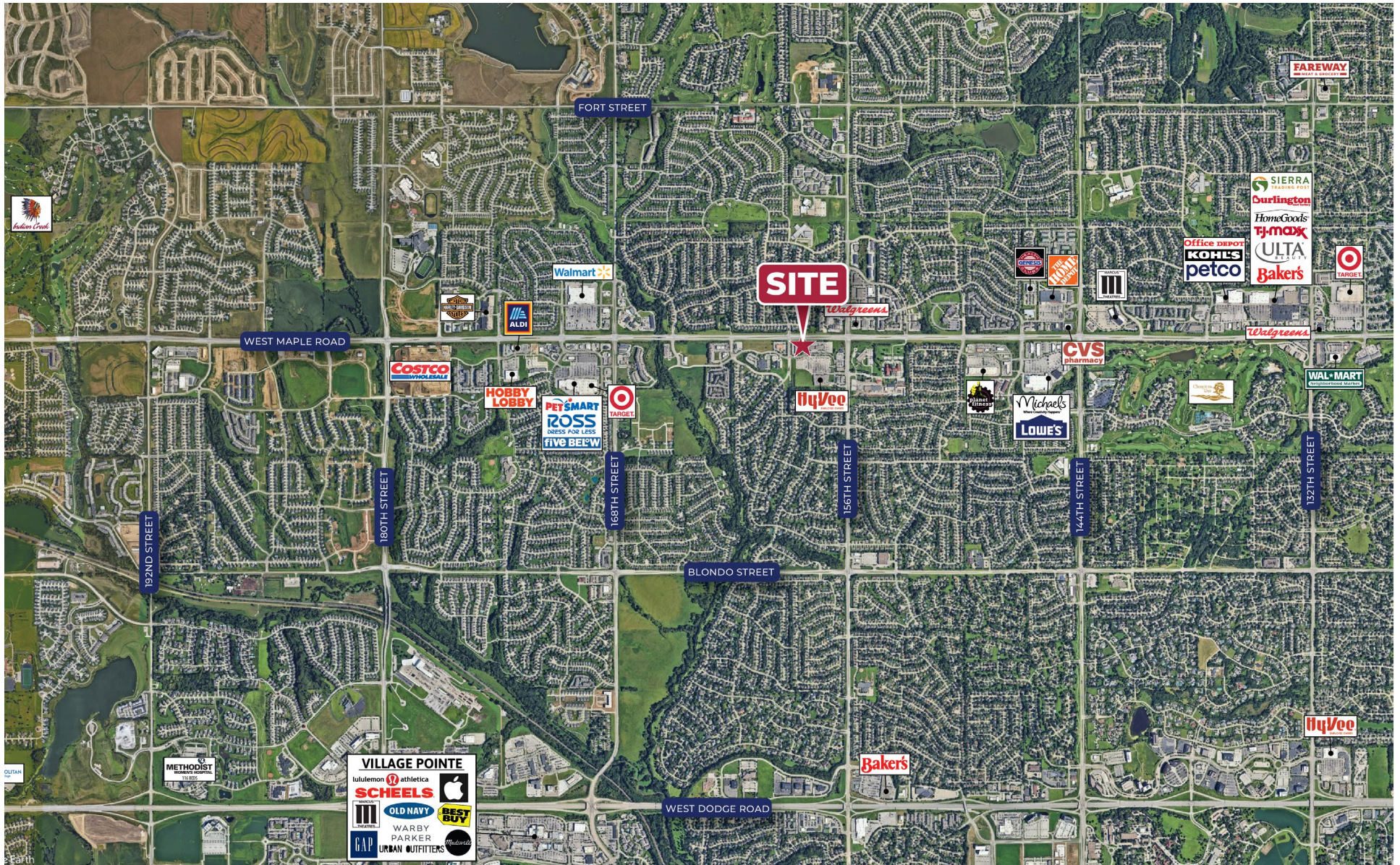
American Interstate Place, Bank Building: Suite 103 Build-Out



Suite 103 - Former Medical Space



American Interstate Place, Bank Building: MidZoom Aerial



American Interstate Place II: Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.2922/-96.1582

156th & W Maple Road		1 mi	3 mi	5 mi
Omaha, NE 68116		radius	radius	radius
Population				
2025 Estimated Population		14,122	91,504	197,088
2030 Projected Population		13,831	95,913	205,385
2020 Census Population		15,394	87,364	189,487
2010 Census Population		13,051	67,450	152,898
Projected Annual Growth 2025 to 2030		-0.4%	1.0%	0.8%
Historical Annual Growth 2010 to 2025		0.5%	2.4%	1.9%
2025 Median Age		38.3	38.0	38.0
Households				
2025 Estimated Households		5,806	34,624	78,660
2030 Projected Households		5,780	36,761	82,820
2020 Census Households		5,935	31,954	73,601
2010 Census Households		5,040	24,895	60,220
Projected Annual Growth 2025 to 2030		-	1.2%	1.1%
Historical Annual Growth 2010 to 2025		1.0%	2.6%	2.0%
Race and Ethnicity				
2025 Estimated White		79.2%	80.7%	79.6%
2025 Estimated Black or African American		7.3%	5.7%	7.2%
2025 Estimated Asian or Pacific Islander		6.4%	6.1%	5.3%
2025 Estimated American Indian or Native Alaskan		0.2%	0.3%	0.3%
2025 Estimated Other Races		6.9%	7.3%	7.5%
2025 Estimated Hispanic		6.8%	7.2%	7.7%
Income				
2025 Estimated Average Household Income		\$138,804	\$160,618	\$146,861
2025 Estimated Median Household Income		\$106,469	\$125,670	\$114,447
2025 Estimated Per Capita Income		\$57,072	\$60,780	\$58,643
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)		1.4%	1.5%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)		1.7%	1.2%	1.7%
2025 Estimated High School Graduate		14.3%	13.5%	15.1%
2025 Estimated Some College		21.5%	19.7%	20.7%
2025 Estimated Associates Degree Only		9.3%	8.6%	8.6%
2025 Estimated Bachelors Degree Only		35.1%	34.8%	33.0%
2025 Estimated Graduate Degree		16.8%	20.7%	19.5%
Business				
2025 Estimated Total Businesses		430	2,382	7,293
2025 Estimated Total Employees		3,246	25,445	89,085
2025 Estimated Employee Population per Business		7.5	10.7	12.2
2025 Estimated Residential Population per Business		32.8	38.4	27.0

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ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over \$2 billion in real estate assets, constructed over 3 million square feet and currently manages over 2 million square feet of commercial property, consisting of 200 tenants.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

KRISTIN ELLENBERGER
BROKER

kristin@lockwooddev.com
402.933.3663

BOB BEGLEY
BROKER

bob@lockwooddev.com
402.933.3663



12910 PIERCE STREET, STE 110 | OMAHA, NEBRASKA
402.933.3663 | WWW.LOCKWOODDEV.COM