



# SHADOW LAKE TOWNE CENTER

7775 OLSON DRIVE, PAPILLION, NE



# LEASING BROCHURE

Leased By: ACCESS Commercial | [www.accesscommercial.com](http://www.accesscommercial.com)  
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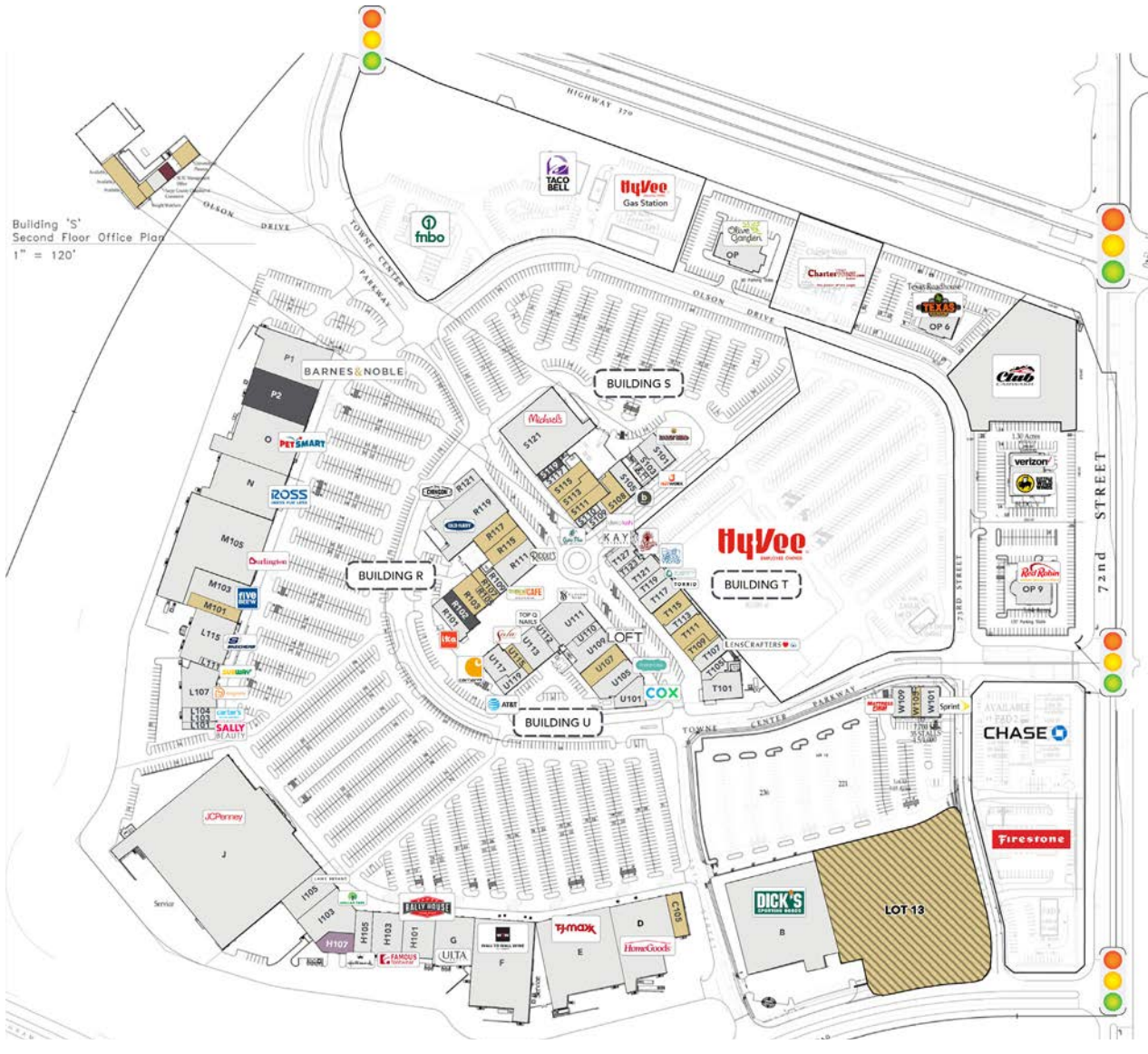
## PROPERTY HIGHLIGHTS

- Regional location in the highest growth area in the Omaha Metro
- Second most visited shopping center in the metro
- 6.6 million visits per year
- Strong mix of national & local users
- Strong year-over-year sales growth
- Grocery anchored lifestyle center
- Ample parking
- High incomes (\$146,289 within a 3-mile radius)
- Direct access to Highway 370
- High traffic counts at intersection (51,500 vehicles per day)
- Main retail hub for Offutt Air Force Base and Sarpy County
- Unique architecture & design
- Community oriented with public events & entertainment
- Papillion is ranked #2 in Money Magazine for best places to live





**SITE PLAN**



Building 'S'  
Second Floor Office Plan  
1" = 120'



UNIT	TENANT	SF	UNIT	TENANT	SF
OP 4	Olive Garden	6,542	S108	Available	3,398
OP 6	Texas Roadhouse		S109	Deka Lash	1,476
LOT 7	International Car Wash	7,659	S110	Gypsy Plum Boutique	1,177
OP 9	Red Robin	6,350	S111	Available	3,062
LOT 13	Available		S113	Available	3,330
B	Dick's Sporting Goods	50,000	S115	Available	3,553
C105	Future Available	3,500	S117	Claire's	1,250
D	Home Goods	21,804	S119	LOI	1,363
E	TJ Maxx	32,652	S121	Michaels	21,830
F	HyVee Wall to Wall	29,998	S201	Available	4,567
G	Ulta	9,969	S205	MGMT Office	
H101	Rally House	7,500	S207	CMG Financial	2,734
H103	Famous Footwear	7,000	S209	Available	1,660
H105	Hallmark	4,000	SUL	Available	8,820
I103	Dollar Tree	10,100	T101	Copp's Pizza	5,120
I105	Lane Bryant	7,200	T105	Wine Cellar	1,817
J	JCPenney	102,593	T107	LensCrafters	3,061
L101	Sally Beauty Supply	1,202	T109	Available	1,979
L103 & L104	Carter's	5,143	T111	Available	4,346
L107	Dogtopia	6,000	T113	LOI	2,116
L111	Subway	1,480	T115	Available	3,496
L115	Skechers	10,340	T117	Torrid	3,470
M101	Available	3,550	T119	Skin Experts	2,537
M103	Five Below	9,996	T121	Bath & Body Works	3,065
M105	Burlington	36,766	T123	Chocolaterie Stam	1,237
N	Ross	17,957	T127	Kay Jewelers	2,547
O	PetSmart	20,087	U101	Cox Communications	3,647
P1	Barnes & Noble	12,000	U105	Maurices	5,193
P2	At Lease	18,000	U107	Available	4,507
R101	Ika Ramen	3,052	U109	Ann Taylor Loft	5,500
R102	LOI	2,418	U110	Rooted Soul Boutique	1,414
R103	Available	3,946	U111	Victoria's Secret	8,200
R105	Available	774	U112	Top Q Nails	1,686
R107	Available	1,769	U113	Sola Salon	5,001
R109	Tropical Smoothie Cafe	1,408	U115	Available	1,736
R111	Riddles	6,226	U117	Carhartt	4,500
R115	Available	3,821	U119	AT&T	2,000
R117	Available	4,055	V101	Buffalo Wild Wings	5,500
R119	Old Navy	15,574	V103	Verizon	2,312
R121	Mas Chignon	2,413	W101	Sprint	3,104
S101	Early Bird	3,407	W105	Available	1,303
S103	Hotworx	2,210	W109	Mattress Firm	3,117
S105	Back Nine Golf	2,839			
				<b>TOTAL</b>	<b>647,531</b>





Shadow Lake Towne Center is a shopping destination and has so much to offer. Shadow Lake Towne Center is a 654,666 square-foot regional shopping center located at the southwest corner of 72nd Street and Highway 370 in the Omaha suburb of Papillion, Nebraska. Originally built in 2007, the property features Dick’s Sporting Goods, JCPenney, ULTA, Ross, PetSmart, Old Navy, Burlington, 5 Below, TJMaxx, Michael’s, Victoria’s Secret, Hy-Vee Grocery, Skechers, Home Goods and other national and regional tenants. Special events, popular retailers and a mixture of dining options draw people from miles away to Shadow Lake Towne Center.







SHADOW LAKE  
TOWNE CENTER

## PROMINENT TENANTS

HY-VEE



HY-VEE GROCER  
MICHAELS CRAFTS  
HOME GOODS

DICK'S



DICK'S SPORTING  
GOODS

WALL TO WALL WINE  
AND SPIRITS

RALLY HOUSE

BURLINGTON



BURLINGTON  
OLD NAVY  
VICTORIA'S SECRET

PETSMART



PETSMART  
5 BELOW  
ULTA

FIVE BELOW



ROSS  
FAMOUS FOOTWEAR  
SKECHERS

TJ MAXX



TJ MAXX  
JCPENNEY  
CARHARTT

**RESTAURANTS**



- 
- BUFFALO WILD WINGS
  - COPPS PIZZA CO
  - EARLY BIRD
  - FREDDY'S FROZEN CUSTARD
  - IKA RAMEN
  - MAS CHINGON
  - OLIVE GARDEN
  - RED ROBIN
  - SUBWAY
  - TEXAS ROADHOUSE
  - TROPICAL SMOOTHIE CAFE
  - WINE CELLAR
-





# MSA

## OMAHA

**POPULATION**  
1,004,771

**TOTAL HOUSEHOLDS**  
352,723

**AVERAGE HOUSEHOLD  
INCOME**  
\$90,791

**TOTAL HOUSING UNITS**  
374,190

**AVERAGE  
HOUSEHOLD SIZE**  
3.3

**MEDIAN AGE**  
35.1

## ABOUT OMAHA AND PAPILLION/LAVISTA

Omaha is Nebraska’s largest and fastest-growing metropolitan area. Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters, including Mutual of Omaha, and Berkshire Hathaway. Omaha has a world-class concentration of medical facilities, including the University of Nebraska Medical Center, Methodist Health Systems, and CHI Health. The largest employer in the area is Offutt Air Force Base, which is home to the U.S. Strategic Command Center.

Papillion and LaVista are two of the fastest-growing cities in Nebraska. Both are recognized nationally as “Best Cities” year after year. Sarpy County is where most of the housing growth for the metro will happen over the next 15 years.

*(Source: Greater Omaha Chamber)*

## SARPY COUNTY ECONOMIC OVERVIEW

It's no secret that Sarpy County is a state leader in economic growth. The county attracts thousands of new residents annually and county leaders continue to welcome new businesses. And, in 2021, Facebook and Google announced expansions in Sarpy County. Census data released in 2021 showed that Sarpy County grew by 31,764 people over the last decade – a 20% increase. Sarpy, the third largest county in Nebraska, now has 190,604 residents.



## SARPY COUNTY TOP EMPLOYERS

1. Offutt Air Force Base
2. PayPal, Inc.
3. Bellevue Public School District
4. Papillion-La Vista Public Schools
4. Werner Enterprises
5. Gretna Public Schools
6. Sarpy County
7. Bellevue University



## DEMOGRAPHICS

**1**  
**MILE**

**POPULATION**  
9,122

**TOTAL HOUSEHOLDS**  
3,776

**AVERAGE HOUSEHOLD  
INCOME**  
\$138,825

**TOTAL HOUSING UNITS**  
3,930

**AVERAGE  
HOUSEHOLD SIZE**  
2.6

**MEDIAN AGE**  
36.2

**3**  
**MILE**

**POPULATION**  
46,641

**TOTAL HOUSEHOLDS**  
17,367

**AVERAGE HOUSEHOLD  
INCOME**  
\$146,289

**TOTAL HOUSING UNITS**  
18,097

**AVERAGE  
HOUSEHOLD SIZE**  
2.8

**MEDIAN AGE**  
37.3

**5**  
**MILE**

**POPULATION**  
130,407

**TOTAL HOUSEHOLDS**  
51,202

**AVERAGE HOUSEHOLD  
INCOME**  
\$124,165

**TOTAL HOUSING UNITS**  
53,580

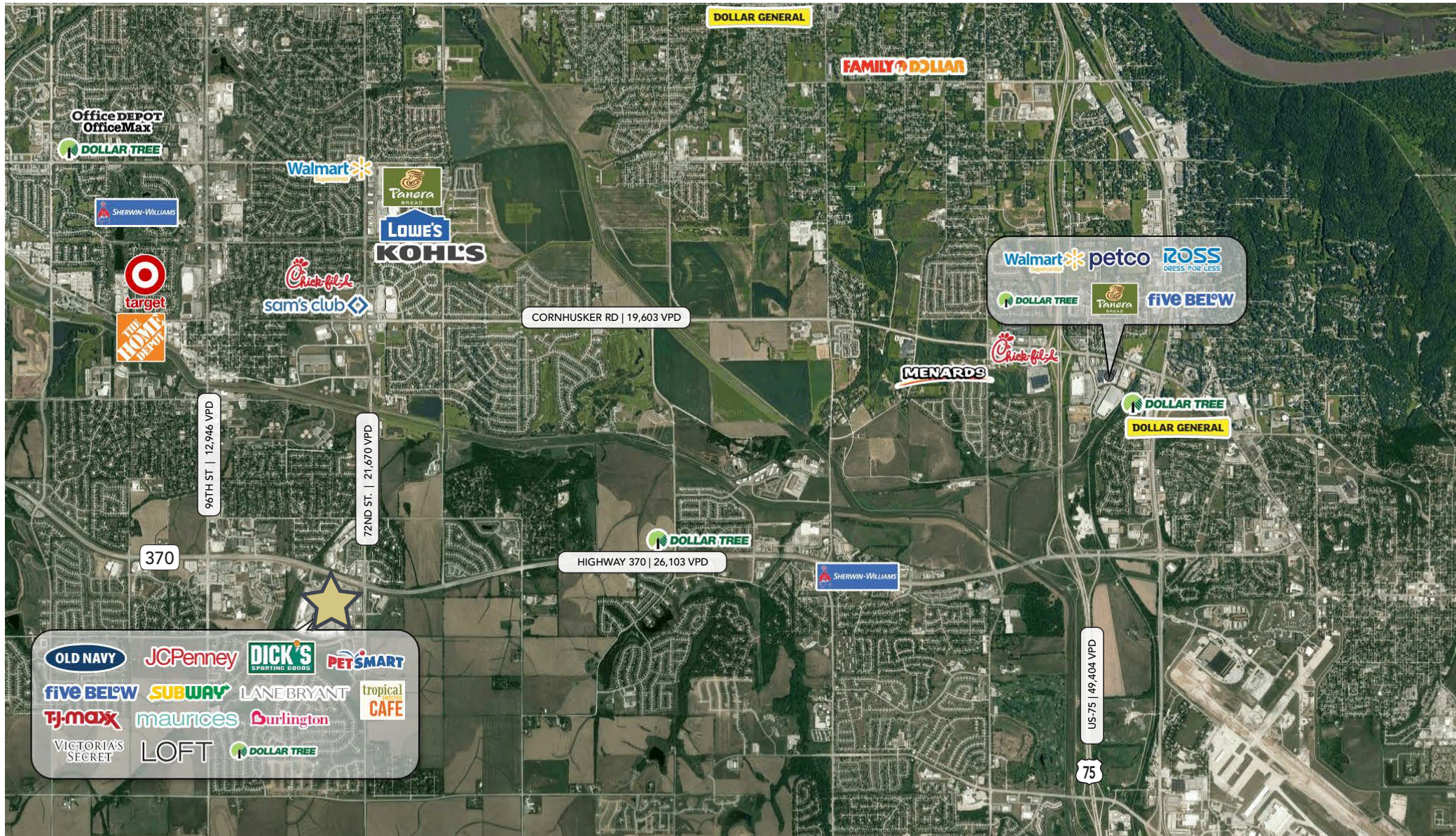
**AVERAGE  
HOUSEHOLD SIZE**  
2.6

**MEDIAN AGE**  
35.7





# LOCAL TENANT MAP



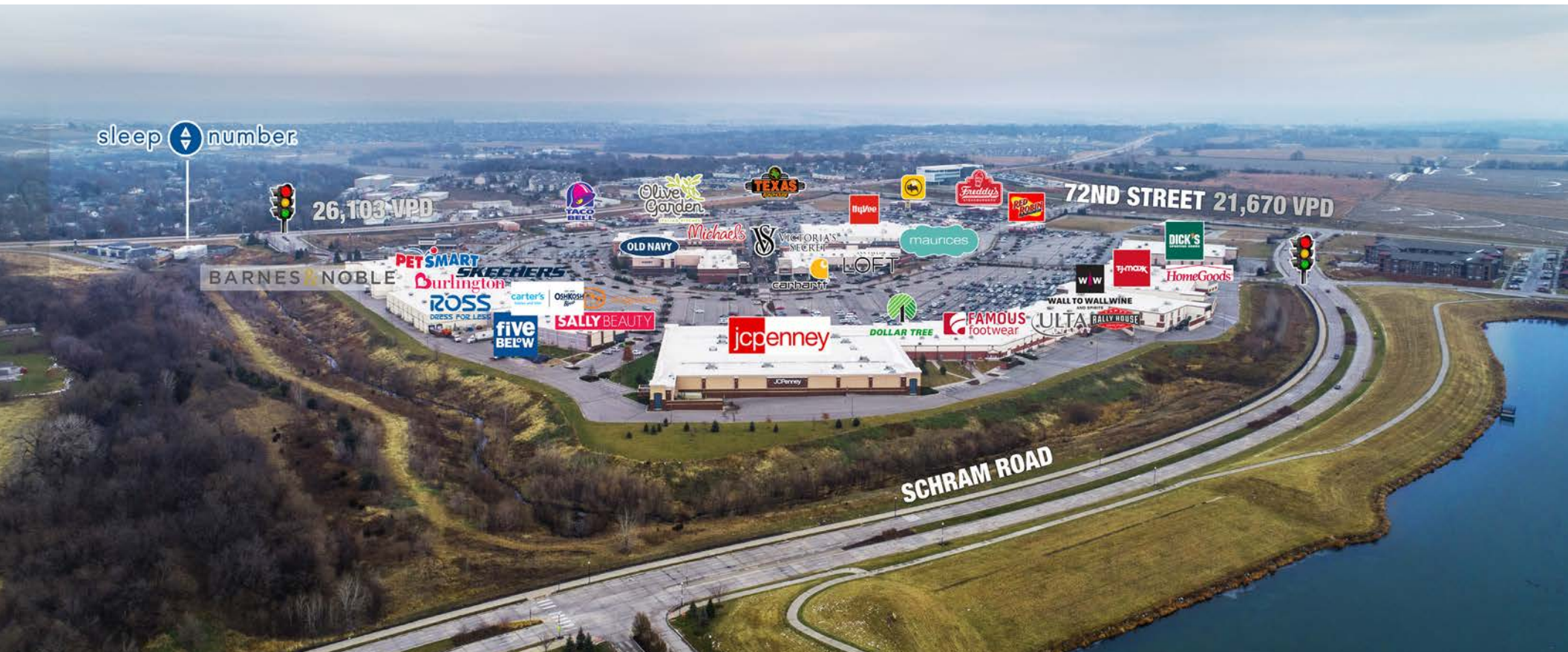












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