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# GRETNNA LANDING

MIXED-USE DEVELOPMENT OPPORTUNITY



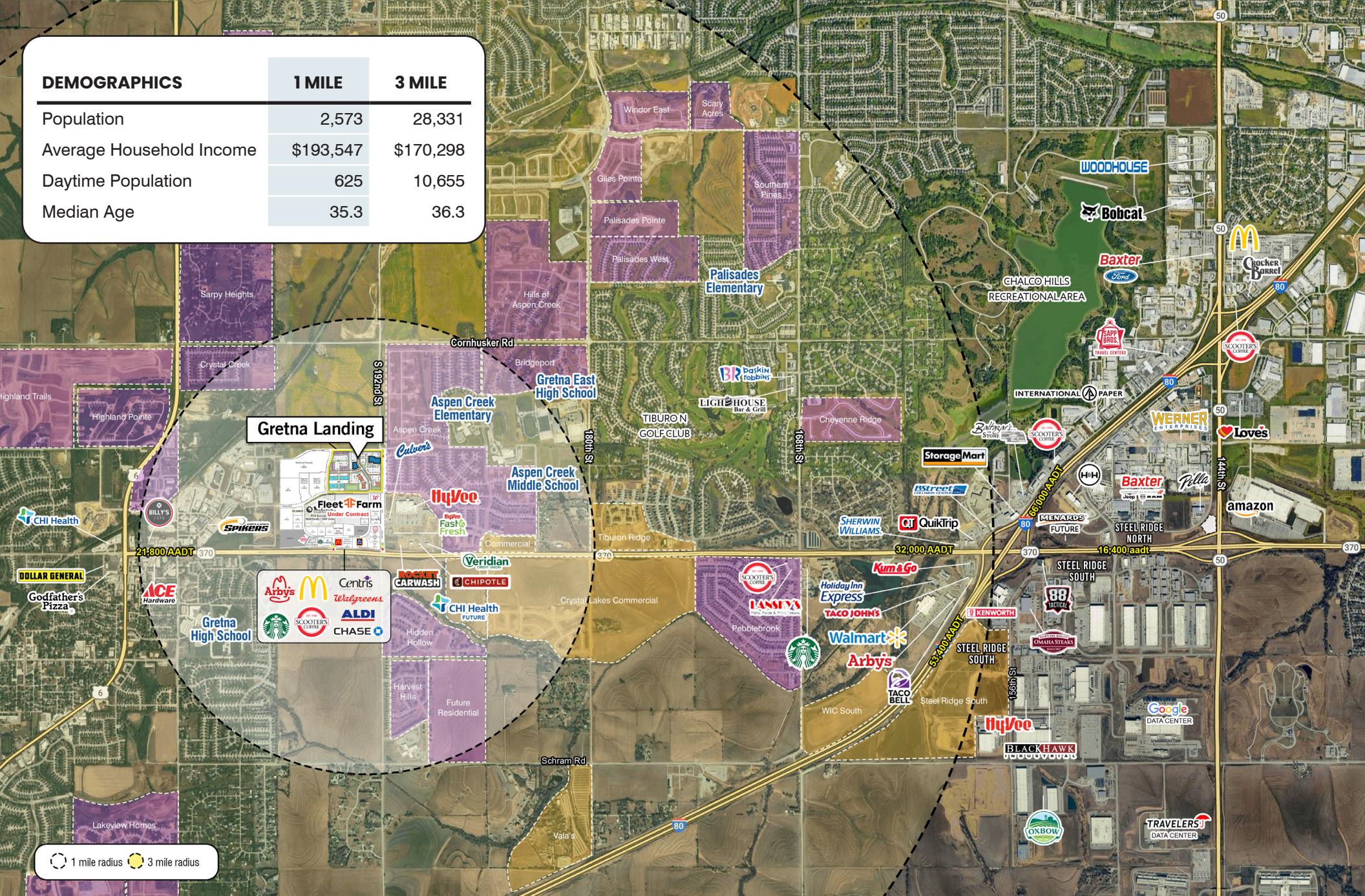
**GRETNALANDING**  
MIXED-USE DEVELOPMENT OPPORTUNITY



**GRETNNA LANDING**  
OMAHA RETAIL CENTERS

## DEMOCRAPHICS

	1 MILE	3 MILE
Population	2,573	28,331
Average Household Income	\$193,547	\$170,298
Daytime Population	625	10,655
Median Age	35.3	36.3



1 mile radius 3 mile radius

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**GRETNALANDING**  
HWY 370 TRADE AREA



## DEVELOPMENT HIGHLIGHTS

- Development opportunity on 31 Acres of new Gretna Landing development
- Join HyVee, Fleet Farm (coming soon), and 132,000 SF medical facilities
- Located off 192nd & Hwy 370
- Future plans for 192nd Street to connect to I-80
- Over 1600 residential lots under development
- Easily accessible from signalized intersection
- Ideal location for restaurants, retail, office/flex-office, and hospitality

# GRETNALANDING

## MIXED-USE DEVELOPMENT OPPORTUNITY



## SITE PLAN - PROGRAM

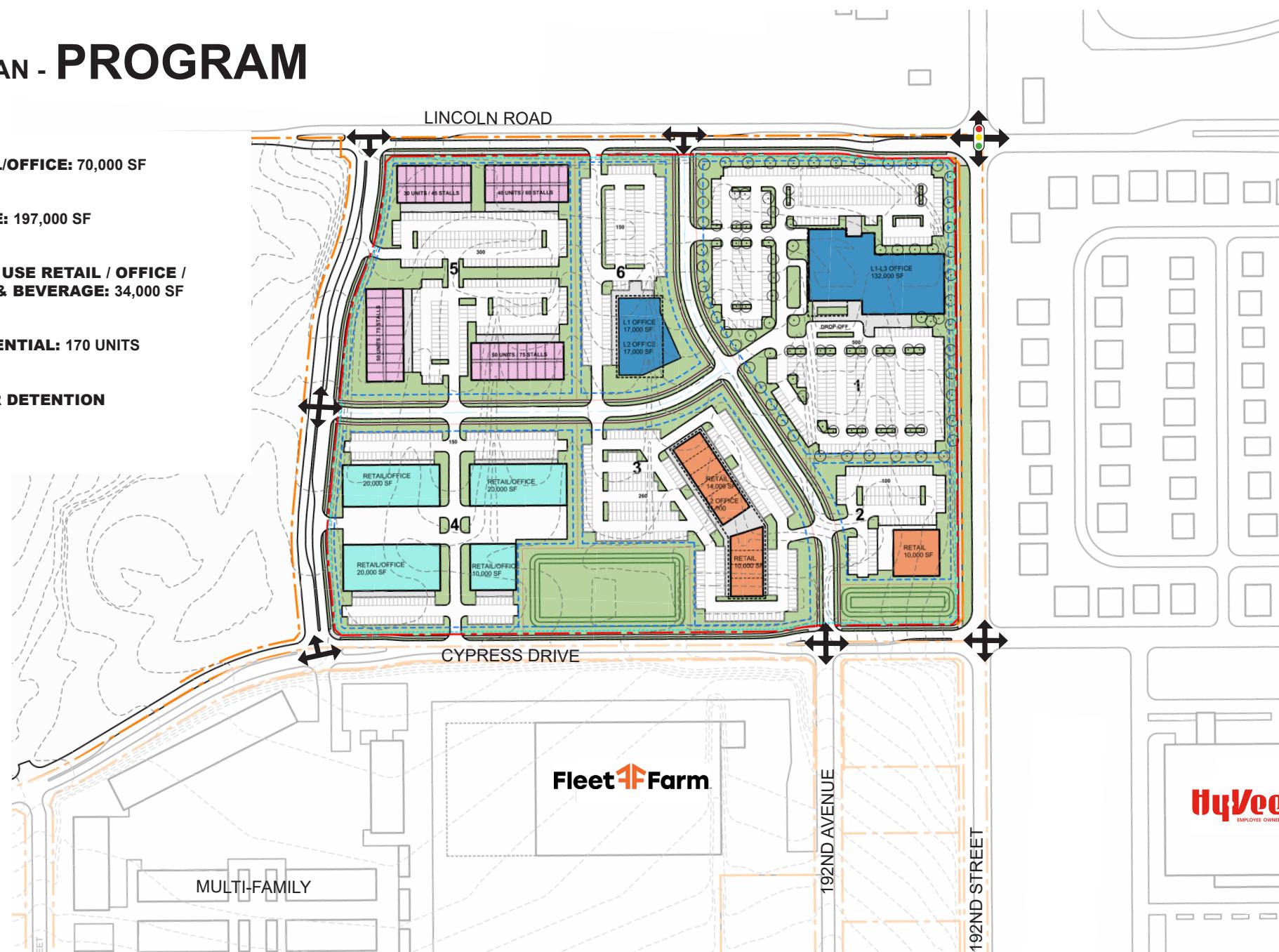
**RETAIL/OFFICE: 70,000 SF**

**OFFICE: 197,000 SF**

**MIXED USE RETAIL / OFFICE /  
FOOD & BEVERAGE: 34,000 SF**

**RESIDENTIAL: 170 UNITS**

## WATER DETENTION



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# GRETNA LANDING

## MASTER PLAN

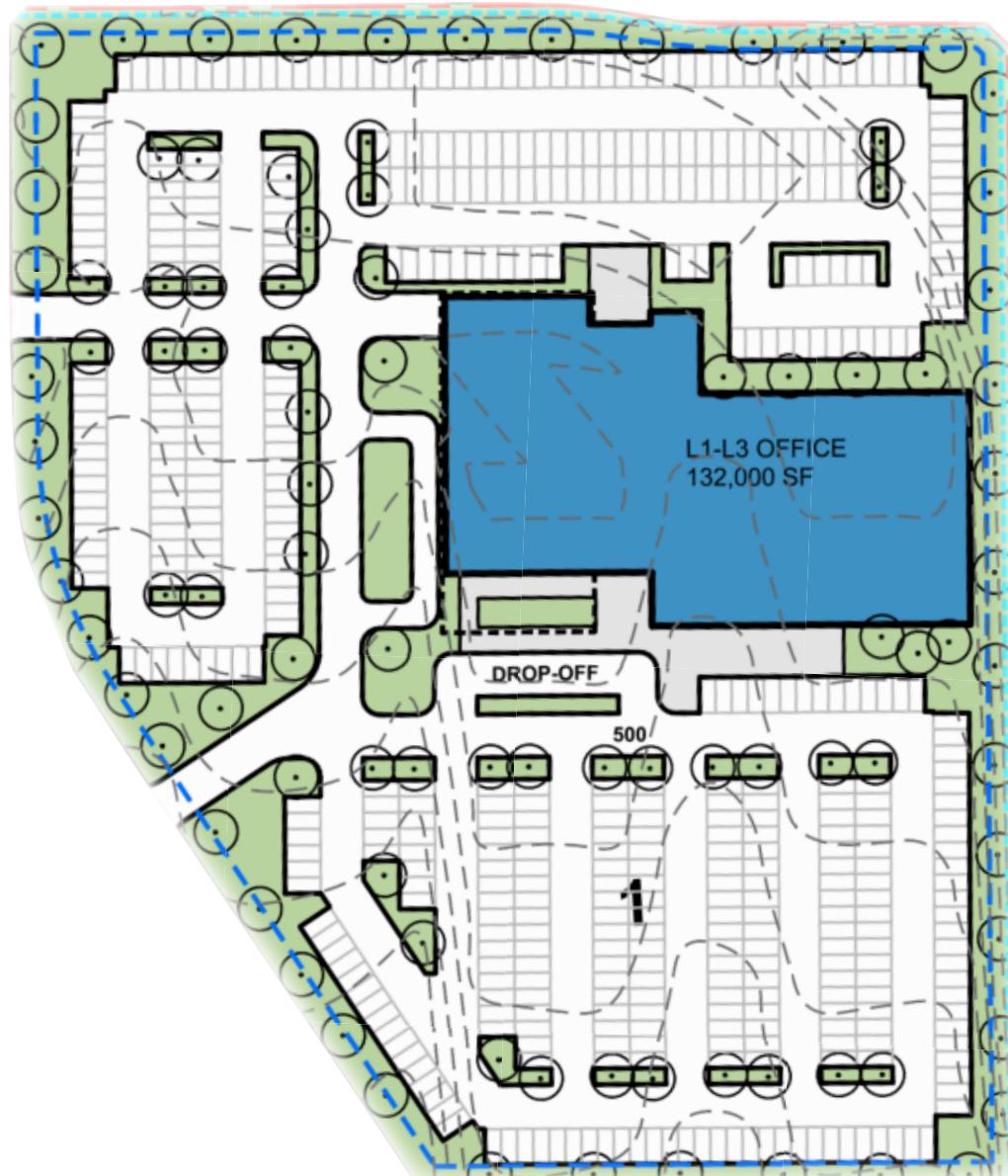
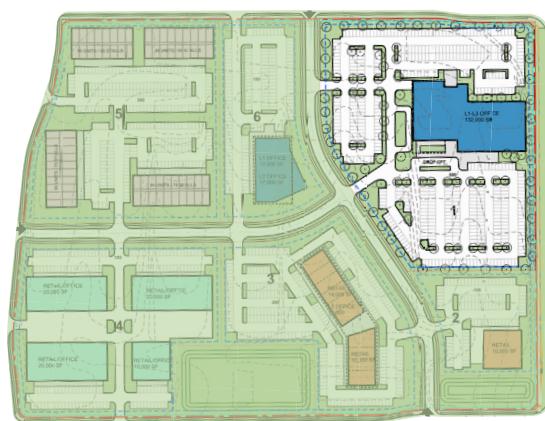
# SITE PLAN - LOT 1

**LOT SIZE:** 7.54 ACRES

**PROPOSED USE:** OFFICE

**PROPOSED BUILDING SIZE:** 132,000 SF

**PRICE:** WITHHELD



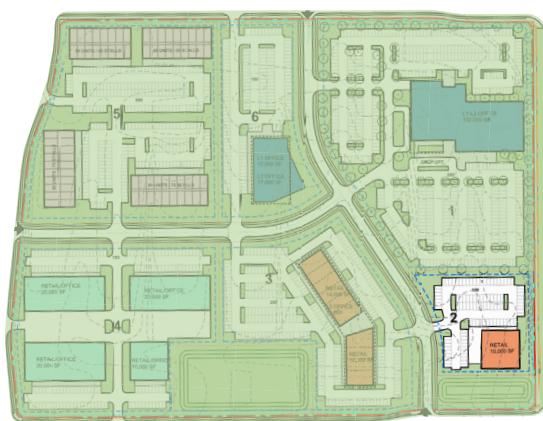
# SITE PLAN - LOT 2

**LOT SIZE:** 1.74 ACRES

**PROPOSED USE:** RETAIL

**PROPOSED BUILDING SIZE:** 10,000 SF

**PRICE:** WITHHELD



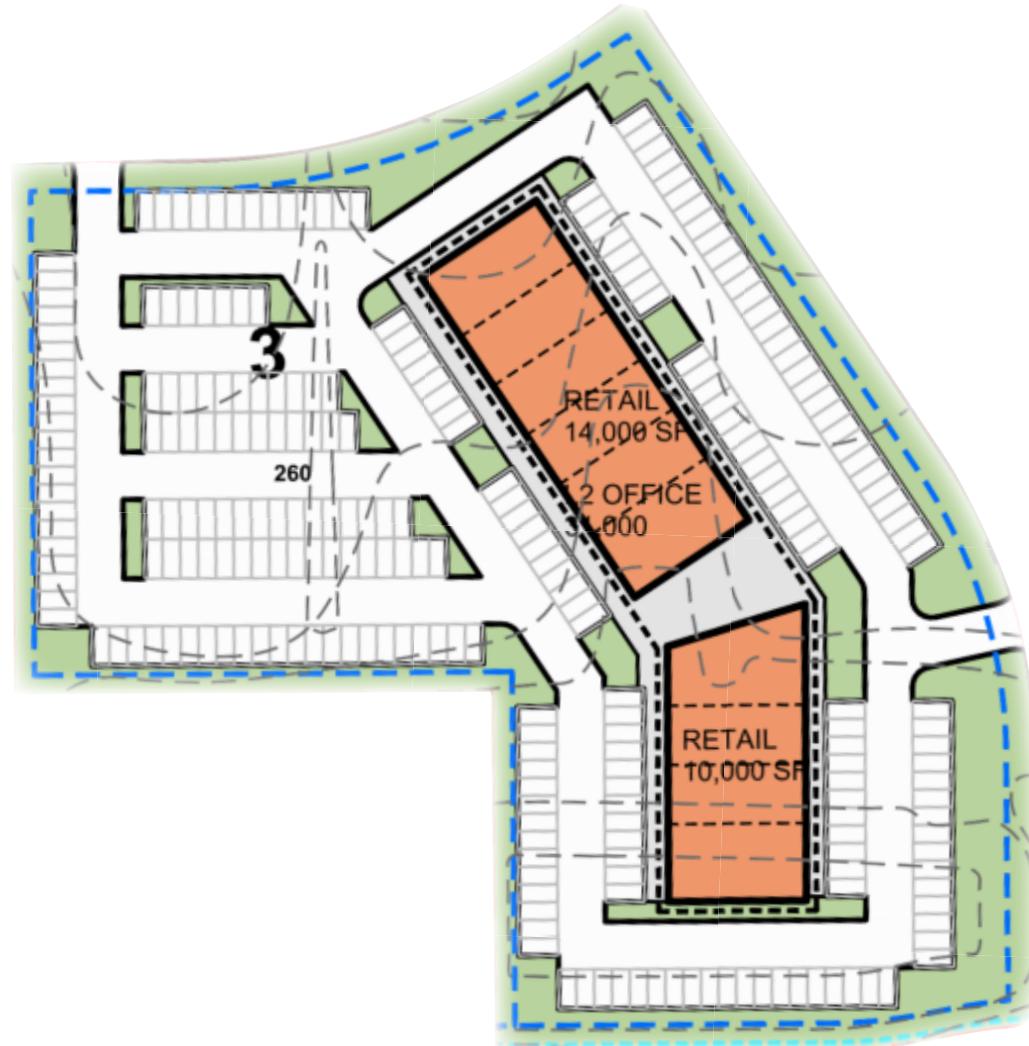
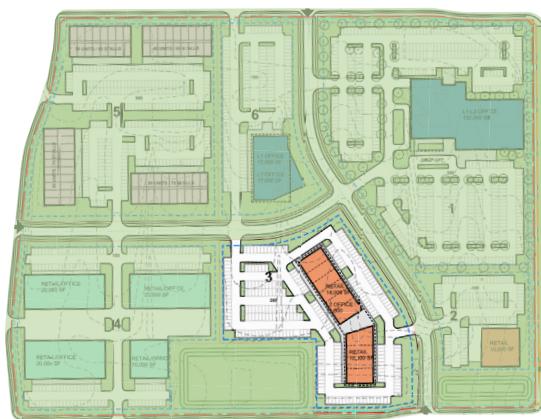
# SITE PLAN - LOT 3

**LOT SIZE:** 4.16 ACRES

**PROPOSED USE: MIXED USE RETAIL/OFFICE/FOOD & BEVERAGE**

**PROPOSED BUILDING SIZE:** 24,000 SF RETAIL  
31,000 SF OFFICE

**PRICE:** WITHHELD



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# GRETNALANDING MASTER PLAN

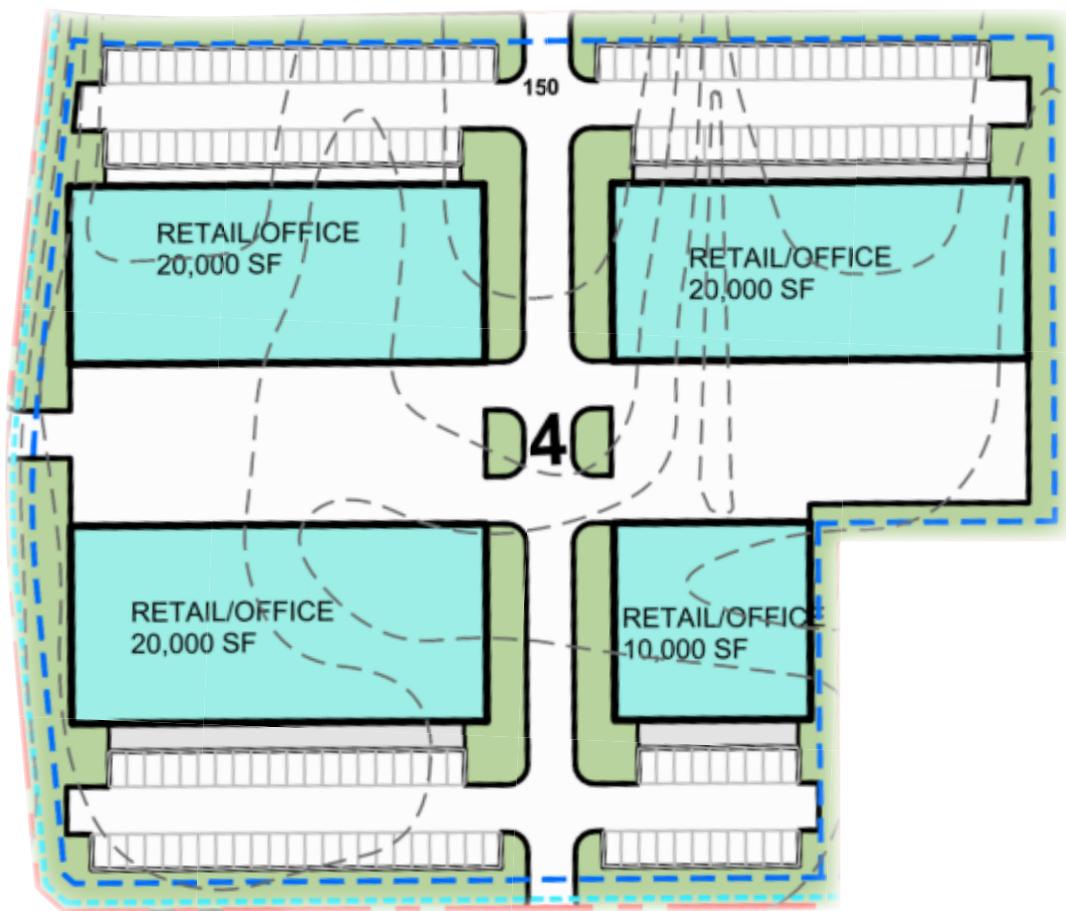
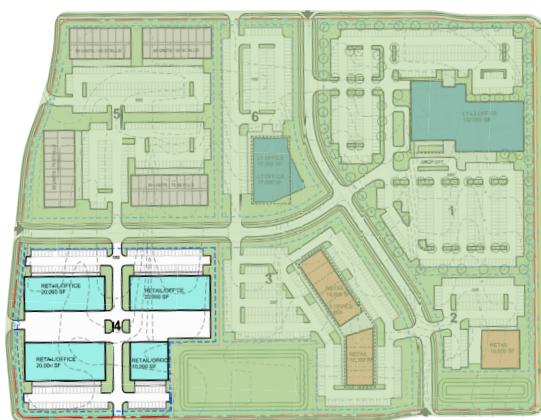
# SITE PLAN - LOT 4

**LOT SIZE:** 5.05 ACRES

**PROPOSED USE:** RETAIL/OFFICE

**PROPOSED BUILDING SIZE:** 70,000 SF

**PRICE:** WITHHELD



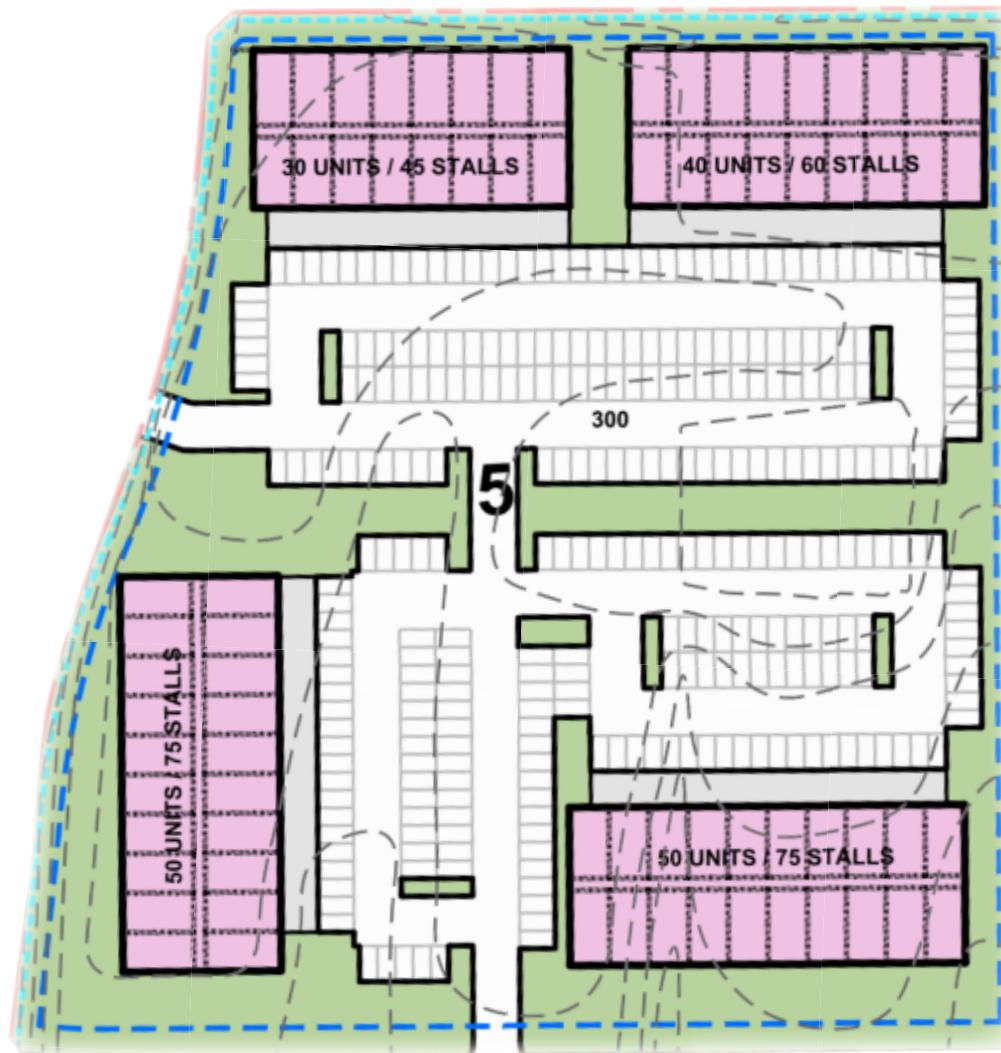
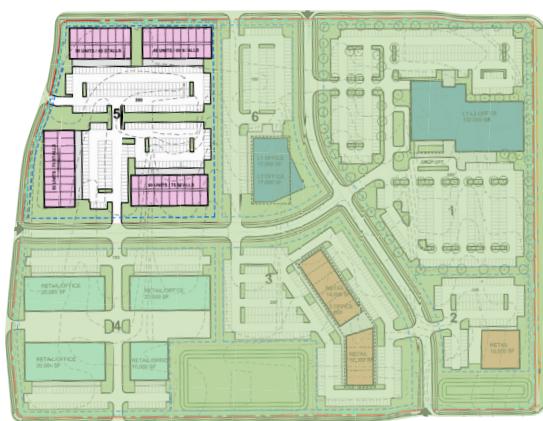
# SITE PLAN - LOT 5

**LOT SIZE:** 5.61 ACRES

**PROPOSED USE:** RESIDENTIAL

**PROPOSED UNITS:** 170 UNITS

**PRICE:** WITHHELD



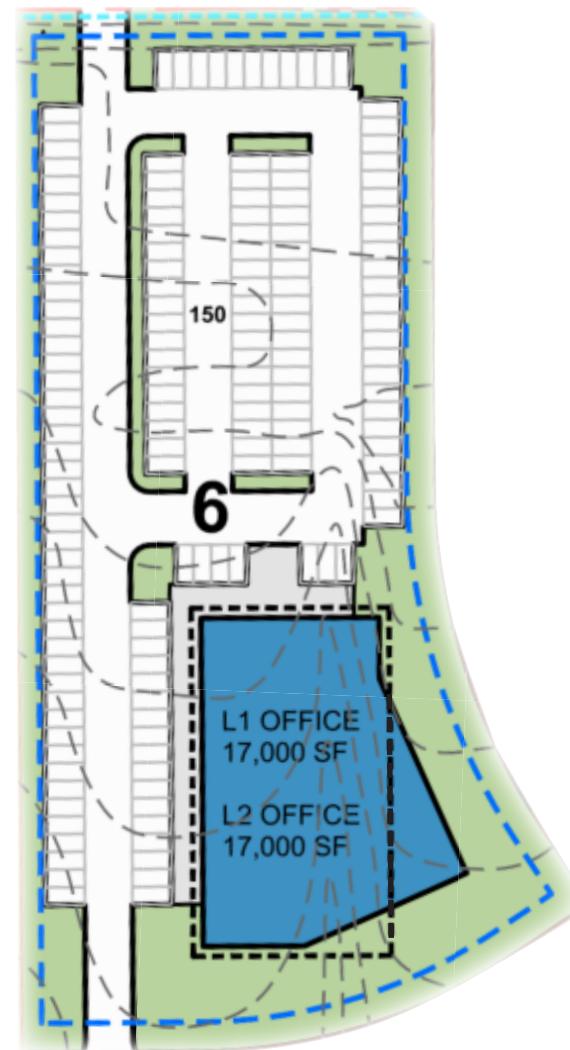
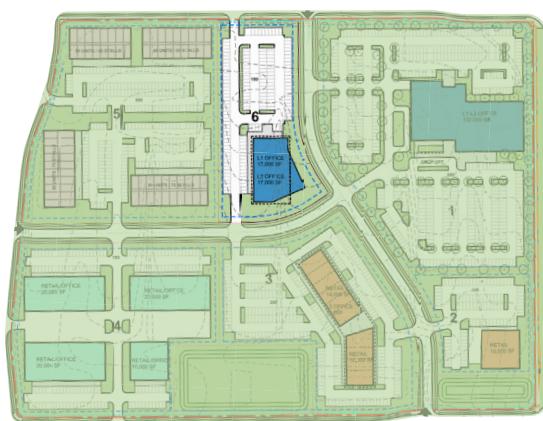
# SITE PLAN - LOT 6

**LOT SIZE:** 2.72 ACRES

**PROPOSED USE: OFFICE**

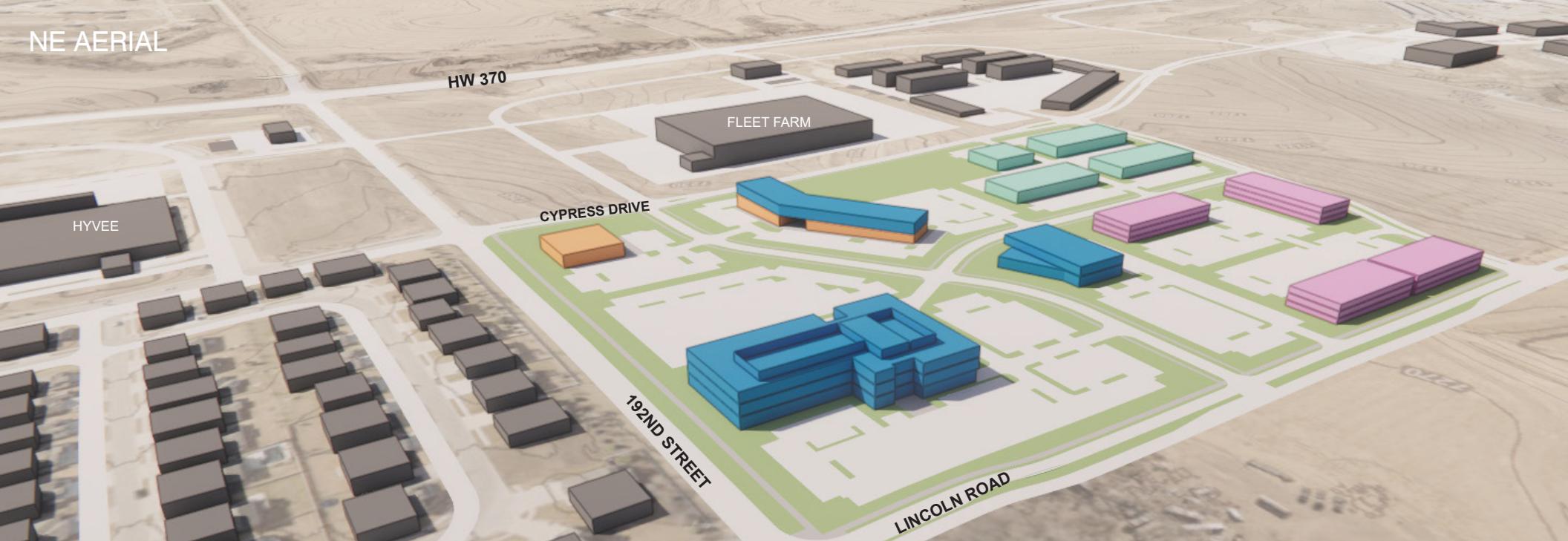
**PROPOSED BUILDING SIZE:** 34,000 SF

**PRICE:** WITHHELD



# GRETNALANDING MASTER PLAN

NE AERIAL



NE AERIAL



SW AERIAL



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GRETNNA LANDING

		3 MILE	5 MILE	MSA
POPULATION	2024 Estimated Population	28,331	77,118	986,822
	2029 Projected Population	31,213	81,699	1,022,348
	2020 Census Population	26,302	77,086	967,604
	2010 Census Population	15,589	57,801	865,351
	Projected Annual Growth 2024 to 2029	2.0%	1.2%	0.7%
	Historical Annual Growth 2010 to 2024	5.8%	2.4%	1.0%
	2024 Median Age	36.3	36.2	36.0
	2024 Estimated Households	9,601	27,263	394,300
HOUSEHOLDS	2029 Projected Households	10,879	29,479	411,347
	2020 Census Households	8,905	26,228	375,433
	2010 Census Households	5,333	19,748	334,377
	Projected Annual Growth 2024 to 2029	2.7%	1.6%	0.9%
	Historical Annual Growth 2010 to 2024	5.7%	2.7%	1.3%
	2024 Estimated White	90.1%	88.1%	77.5%
	2024 Estimated Black or African American	1.5%	2.1%	8.1%
	2024 Estimated Asian or Pacific Islander	2.3%	3.5%	3.5%
ETHNICITY	2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.6%
	2024 Estimated Other Races	5.9%	6.2%	10.3%
	2024 Estimated Hispanic	6.3%	6.4%	11.5%
	2024 Estimated Average Household Income	\$170,298	\$162,627	\$119,649
	2024 Estimated Median Household Income	\$142,275	\$131,055	\$84,821
	2024 Estimated Per Capita Income	\$57,734	\$57,499	\$47,936
	2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.2%	2.8%
	2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.4%	3.7%
EDUCATION	2024 Estimated High School Graduate	14.4%	14.8%	22.4%
	2024 Estimated Some College	16.7%	19.5%	21.6%
	2024 Estimated Associates Degree Only	10.5%	10.0%	9.6%
	2024 Estimated Bachelors Degree Only	36.0%	34.4%	25.6%
	2024 Estimated Graduate Degree	19.9%	18.6%	14.3%
	2024 Estimated Total Businesses	551	1,879	33,064
	2024 Estimated Total Employees	3,342	17,970	409,923
	2024 Estimated Employee Population per Business	6.1	9.6	12.4
BUSINESS	2024 Estimated Residential Population per Business	51.4	41.0	29.8



# GRETNA LANDING

HWY 370 & 192ND STREET

## CONTACT

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