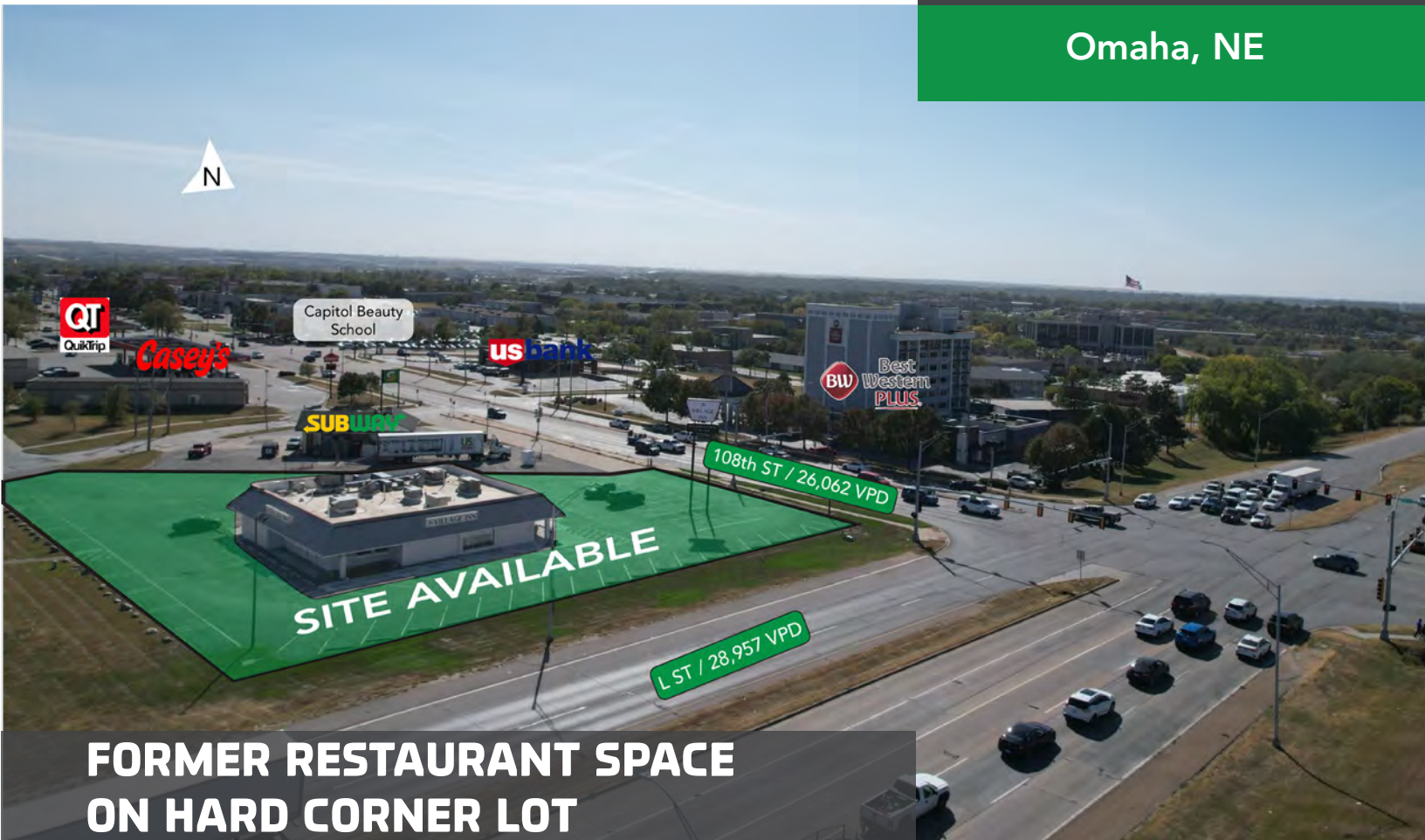


# FOR SALE



ACCESS Commercial, LLC

Omaha, NE



## FORMER RESTAURANT SPACE ON HARD CORNER LOT

### PROPERTY HIGHLIGHTS:

- Located right on the corner of 108th and L with high traffic counts of 55,019 VPD
- Great visibility with large pole sign
- Opportunity for Owner/User or to renew current tenant's lease ( current tenant is month to month )
- Close proximity to the interstate
- Restaurant improvements in place
- Great local Placer.ai data

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson  
amber@accesscommercial.com  
C: (402) 618-5523

Justin Costello  
costello@accesscommercial.com  
C: (402) 216-7018

**ADDRESS:**  
10770 M Street,  
Omaha, NE 68127

**SALE PRICE:**  
\$1.5 Million

**BUILDING SIZE:**  
5,226 SF

**LOT AVAILABLE:**  
1 Acre

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

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[instagram.com/accessretail](https://instagram.com/accessretail)  
[linkedin.com/access-commercial-llc](https://linkedin.com/access-commercial-llc)

## View to N



## DEMOGRAPHICS:

	1 Mile	3 Mile:	5 Mile:
Daytime Population	17,247	88,270	232,027
Population	7,972	84,142	222,250
Average HH Income	\$89,917	\$113,395	\$120,082

**37.7**  
MEDIAN  
AGE

**53,019**  
VEHICLES PER  
DAY

**173,919**  
EMPLOYEES  
IN AREA

**11,936**  
BUSINESSES  
IN AREA

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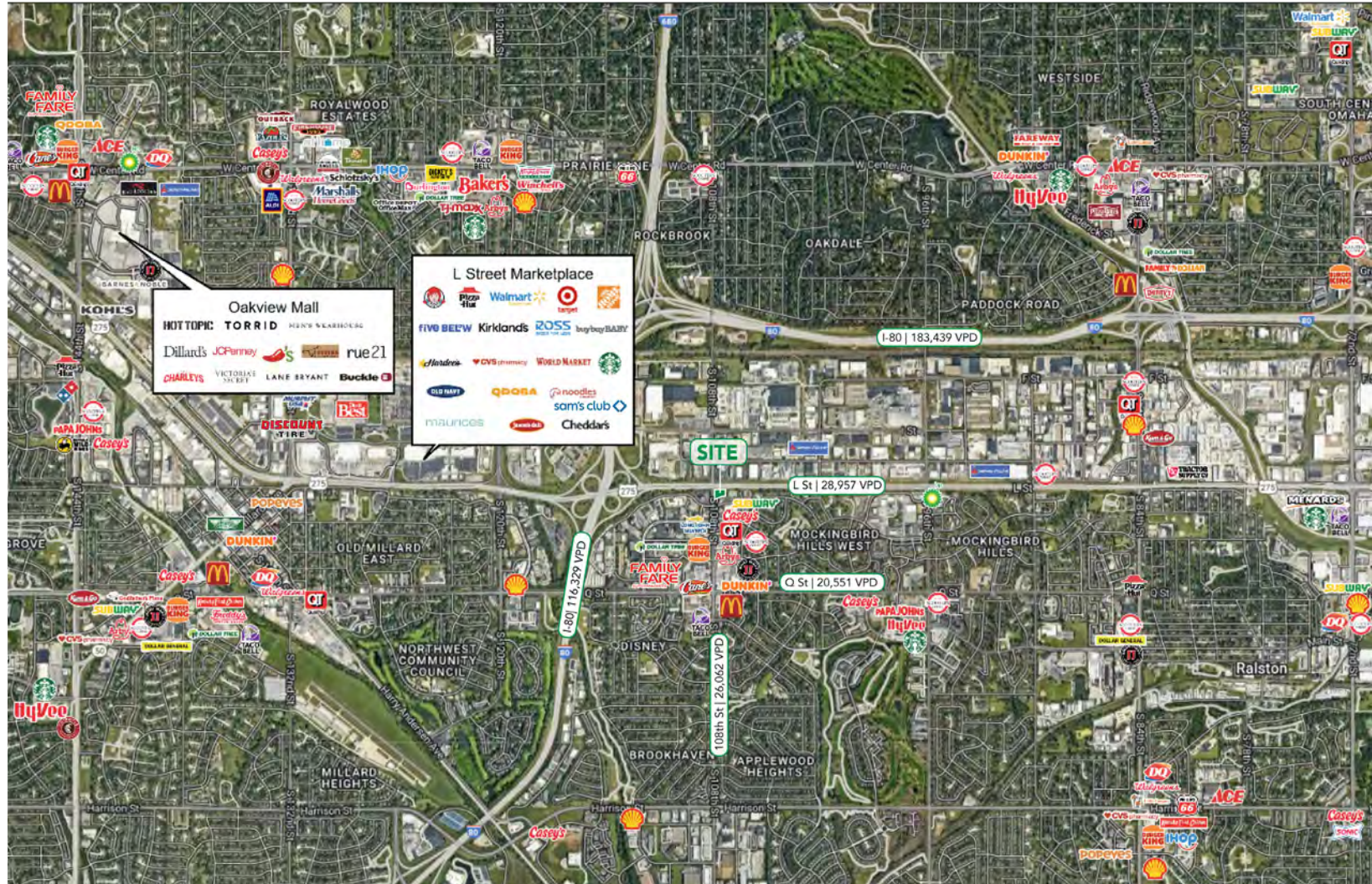
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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



**AMBER OLSON**  
**SENIOR BROKERAGE ASSOCIATE**

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



**JUSTIN COSTELLO**  
**BROKERAGE ASSOCIATE**

Justin supports the ACCESS Brokerage team to list and transact deals efficiently and seamlessly. He assists with tenant representation, administrating initial marketing strategy of the property, and acts as a crucial piece of our team approach with every partner. Justin is gleaning experience from the Brokerage team while completing his degree in Psychology. He previously played on the University of Nebraska-Lincoln basketball team and with this experience, brings a strong work ethic and respect to the integrity of our team values.



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