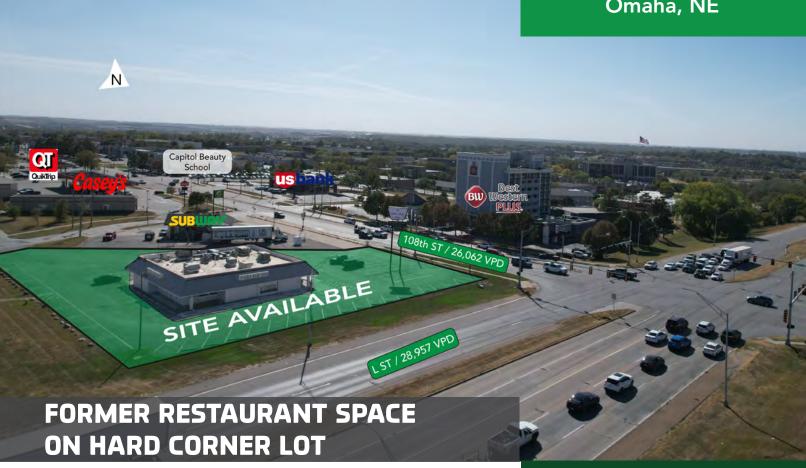
# **FOR SALE**



Omaha, NE



# **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

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

**SALE PRICE:** \$1.5 Million

**BUILDING SIZE:** 5,226 SF

**LOT AVAILABLE:** 1 Acre

#### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson C: (402) 618-5523

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

WWW.ACCESSCOMMERCIAL.COM

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



### **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** 

**CONTACT LISTING AGENT FOR MORE INFORMATION:** 

**Amber Olson** C: (402) 618-5523

**Justin Costello**  $amber@access commercial.com\\ costello@access commercial.com\\$ C: (402) 216-7018



WWW.ACCESSCOMMERCIAL.COM



# **PLACER.AI DATA:**



Walmart: 2.8M visits past 12 months 84th percentile nationwide



Target: 1.7M visits past 12 months



Sam's Club: 2.2M visits past 12 months 93rd percentile nationwide







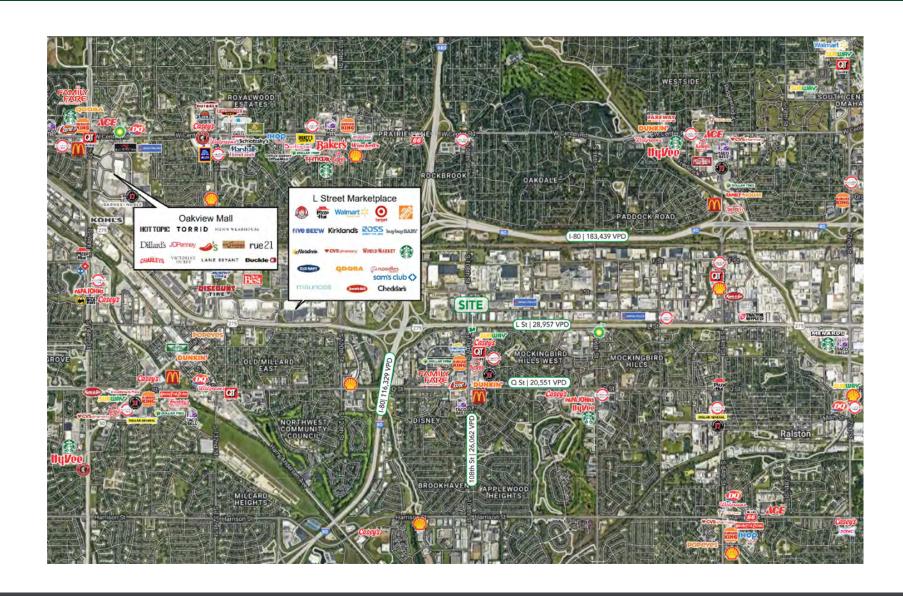
**CONTACT LISTING AGENT FOR MORE INFORMATION:** 

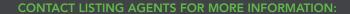
**Amber Olson** C: (402) 618-5523

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









**Amber Olson** C: (402) 618-5523

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



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.



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson C: (402) 618-5523

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

#### WWW.ACCESSCOMMERCIAL.COM



facebook.com/accesscommercial



instagram.com/accessretail

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (050924JR)