

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES

A MEMBER OF

CHAINLINKS

RETAIL ADVISORS



Shadow Lake - Pad 4

Hwy 370 & 72nd, Papillion, NE 68046



Agent: Jared Sullivan
Phone: 402-502-4703
Email: jsullivan@lernerco.com

Agent: Sam Rolfe
Phone: 402-502-4707
Email: srolfe@lernerco.com

10855 W. Dodge Rd., Ste 270
Omaha, NE 68154
402-330-5480 (p)
www.lernerco.com

SHADOW LAKE - PAD 4

Hwy 370 & 72nd St, Papillion, NE 68046

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Features:

- Join Sarpy County's premier shopping center, Shadow Lake Towne Center, with the last remaining outparcel.
- Build-to-suit or Ground Lease available.
- Anchor tenants include National retailers such as HyVee, Home Goods, Old Navy, Michael's, Dick's Sporting Goods, JC Penney, Ulta, Dollar Tree, PetSmart, T.J. Maxx, and several other new-to-market National tenants.
- Strong retailer co-tenancy makes this a prime opportunity to gain a presence in one of Nebraska's most trafficked shopping centers.

Total Size

0.82Acres

Available SF

up to 7,000 SF (5,000SF
with Drive-Thru

Available

Immediatley

Traffic Counts

Hwy 370 & S 72nd St.
45,050 vpd



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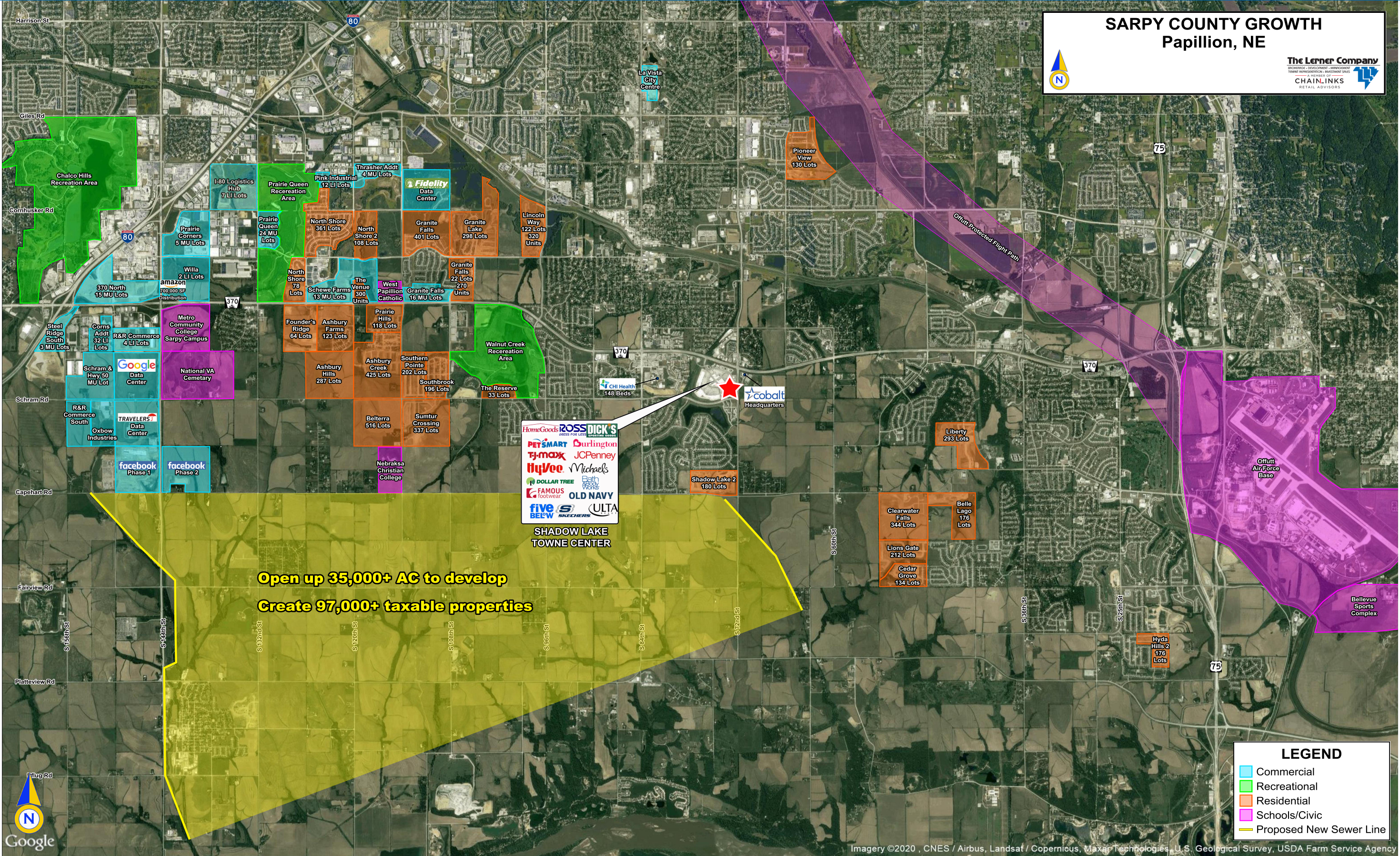
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SARPY COUNTY GROWTH Papillion, NE



Open up 35,000+ AC to develop
Create 97,000+ taxable properties

- HomeGoods
- ROSSDICK'S
- PETSMART
- Durllington
- TJ-MAXX
- JCPenney
- HyVee
- Michaels
- DOLLAR TREE
- FAMOUS Footwear
- OLD NAVY
- five S
- BEW
- SNEACHERS
- ULTA

SHADOW LAKE
TOWNE CENTER

LEGEND

- Commercial
- Recreational
- Residential
- Schools/Civic
- Proposed New Sewer Line

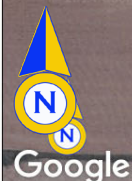


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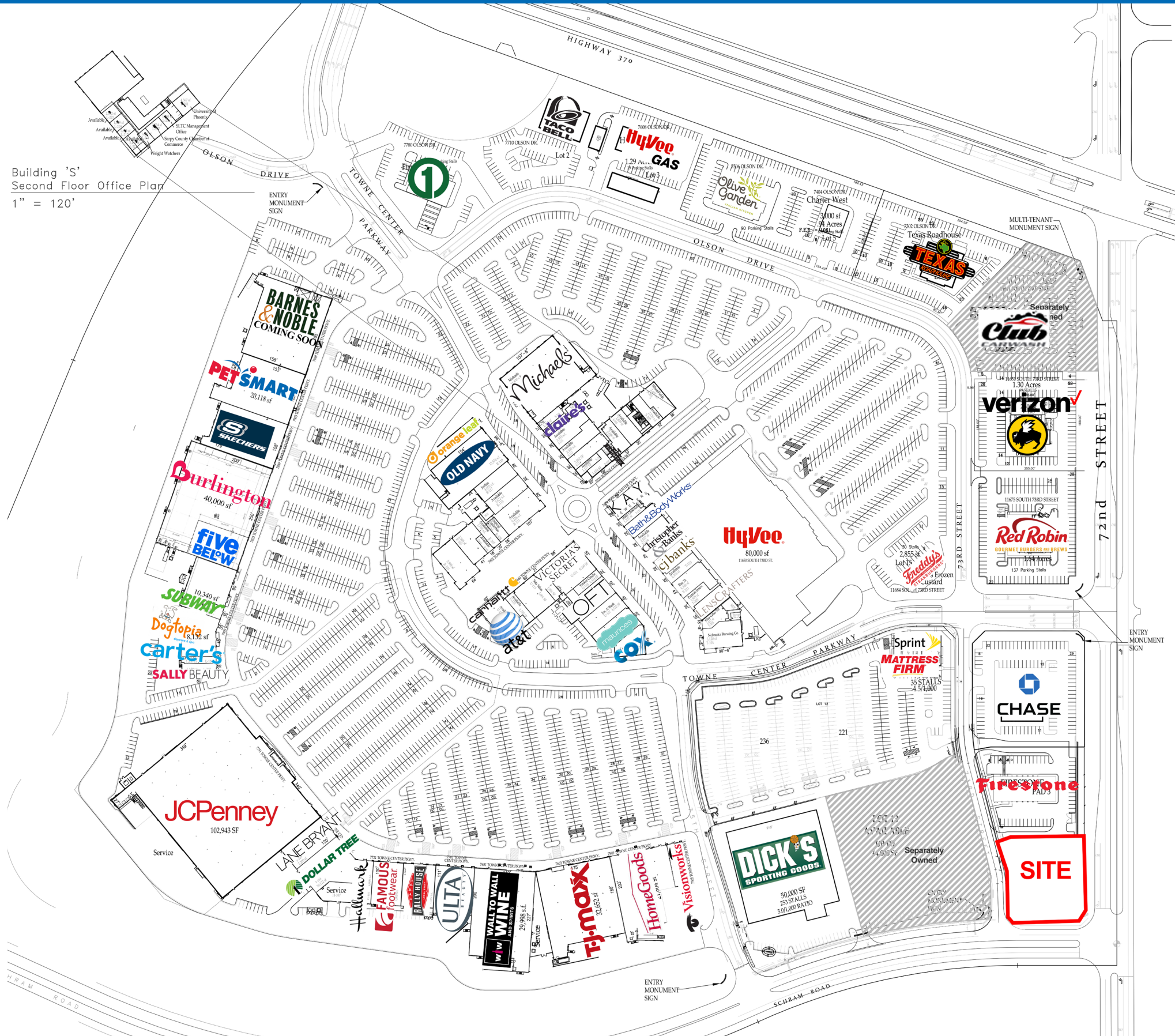


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Lat/Lon: 41.1354/-96.0283

7775 Olson Dr Papillion, NE 68046	3 mi radius	10 min drive time	15 min drive time
Population			
2024 Estimated Population	46,263	73,578	158,813
2029 Projected Population	52,343	82,514	171,739
2020 Census Population	44,255	67,606	151,210
2010 Census Population	35,868	54,976	130,993
Projected Annual Growth 2024 to 2029	2.6%	2.4%	1.6%
Historical Annual Growth 2010 to 2024	2.1%	2.4%	1.5%
2024 Median Age	36.8	35.4	35.0
Households			
2024 Estimated Households	17,272	27,893	63,017
2029 Projected Households	20,080	32,110	69,584
2020 Census Households	15,525	24,387	57,862
2010 Census Households	12,452	19,515	49,803
Projected Annual Growth 2024 to 2029	3.3%	3.0%	2.1%
Historical Annual Growth 2010 to 2024	2.8%	3.1%	1.9%
Race and Ethnicity			
2024 Estimated White	82.6%	82.8%	80.0%
2024 Estimated Black or African American	4.8%	4.5%	5.9%
2024 Estimated Asian or Pacific Islander	2.7%	2.7%	3.4%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2024 Estimated Other Races	9.6%	9.6%	10.3%
2024 Estimated Hispanic	11.1%	10.9%	11.3%
Income			
2024 Estimated Average Household Income	\$149,848	\$134,021	\$119,129
2024 Estimated Median Household Income	\$120,276	\$110,296	\$97,155
2024 Estimated Per Capita Income	\$56,010	\$50,850	\$47,328
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.1%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.9%	2.7%
2024 Estimated High School Graduate	17.1%	18.0%	21.2%
2024 Estimated Some College	21.2%	22.9%	22.7%
2024 Estimated Associates Degree Only	10.5%	11.2%	11.0%
2024 Estimated Bachelors Degree Only	29.2%	27.5%	25.6%
2024 Estimated Graduate Degree	19.3%	17.3%	15.0%
Business			
2024 Estimated Total Businesses	1,119	1,521	3,992
2024 Estimated Total Employees	11,867	16,342	47,540

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At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet. From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

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