



ACCESS Commercial, LLC



18308 Evans St
Omaha, NE 68022

**RETAIL | FOR SALE OR
FOR LEASE**

PROPERTY HIGHLIGHTS



ADDRESS:

18308 Evans Street,
Omaha, NE 68022



LOT SIZE:

1.11 Acres



BUILDING SIZE:

2,138 SF
515 Sf Patio



SALE/LEASE RATE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Former Burger Detour for sale or lease. Strategically located in Northwest Omaha's fastest-growing corridor with nearby National tenants such as Walmart, Target, Hobby Lobby, Ross and PetSmart. This premier development features a 140,000 SF Fleet Farm and a 175,000 SF Nebraska Elite Volleyball facility. Positioned directly west of a new Costco and southeast of the upcoming Sam's Club, the site benefits from exceptional visibility and traffic. The surrounding community is anchored by a strong educational presence, including Elkhorn North High School (opened in 2020), Elkhorn Grandview Middle School, and Sagewood Elementary—together serving over 1,950 students within a 1-mile radius.

Amber Olson

amber@accesscommercial.com
402.618.5523

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

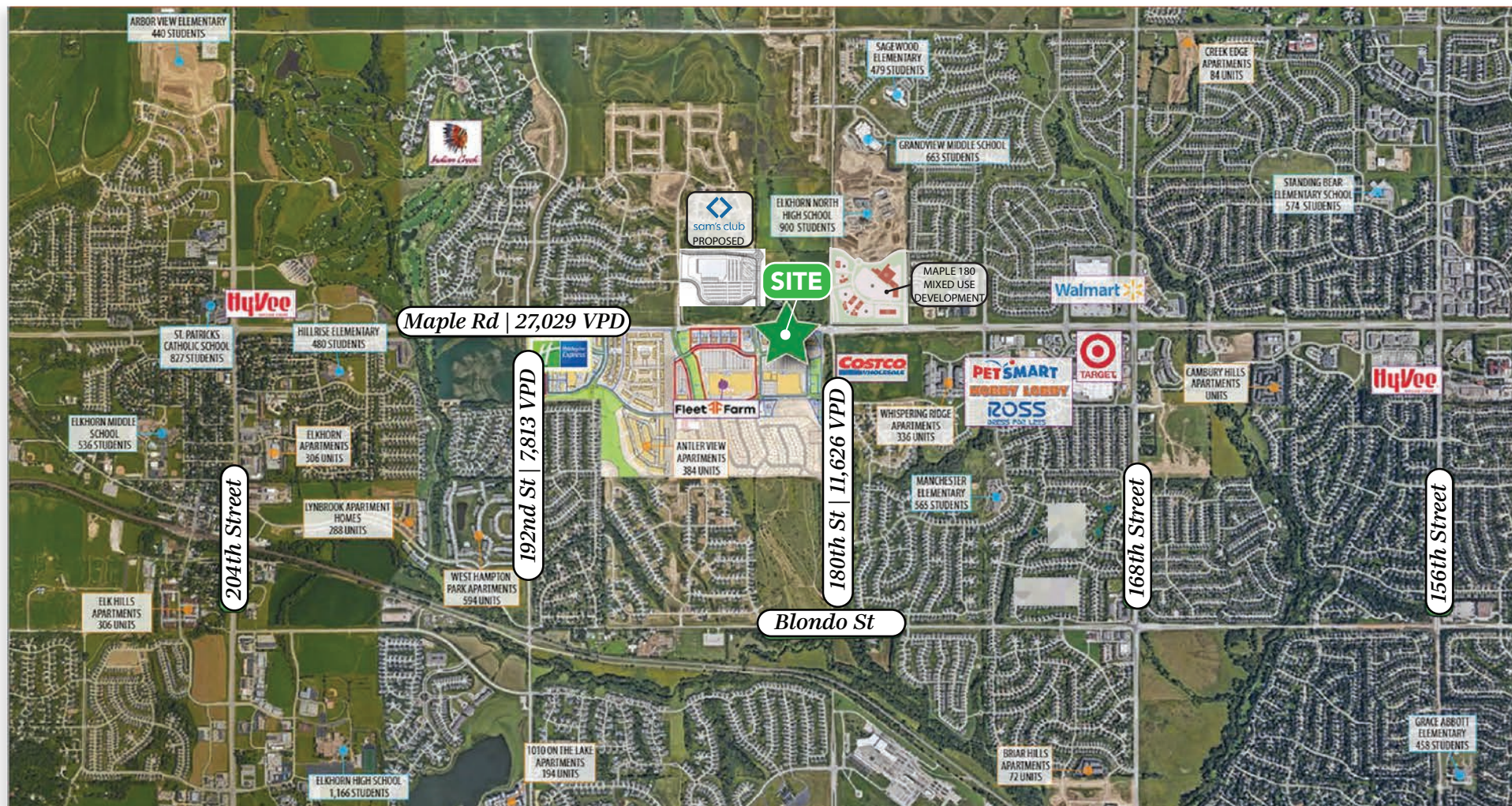
Emily Faltys

emily@accesscommercial.com
402.992.0848



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MARKET MAP



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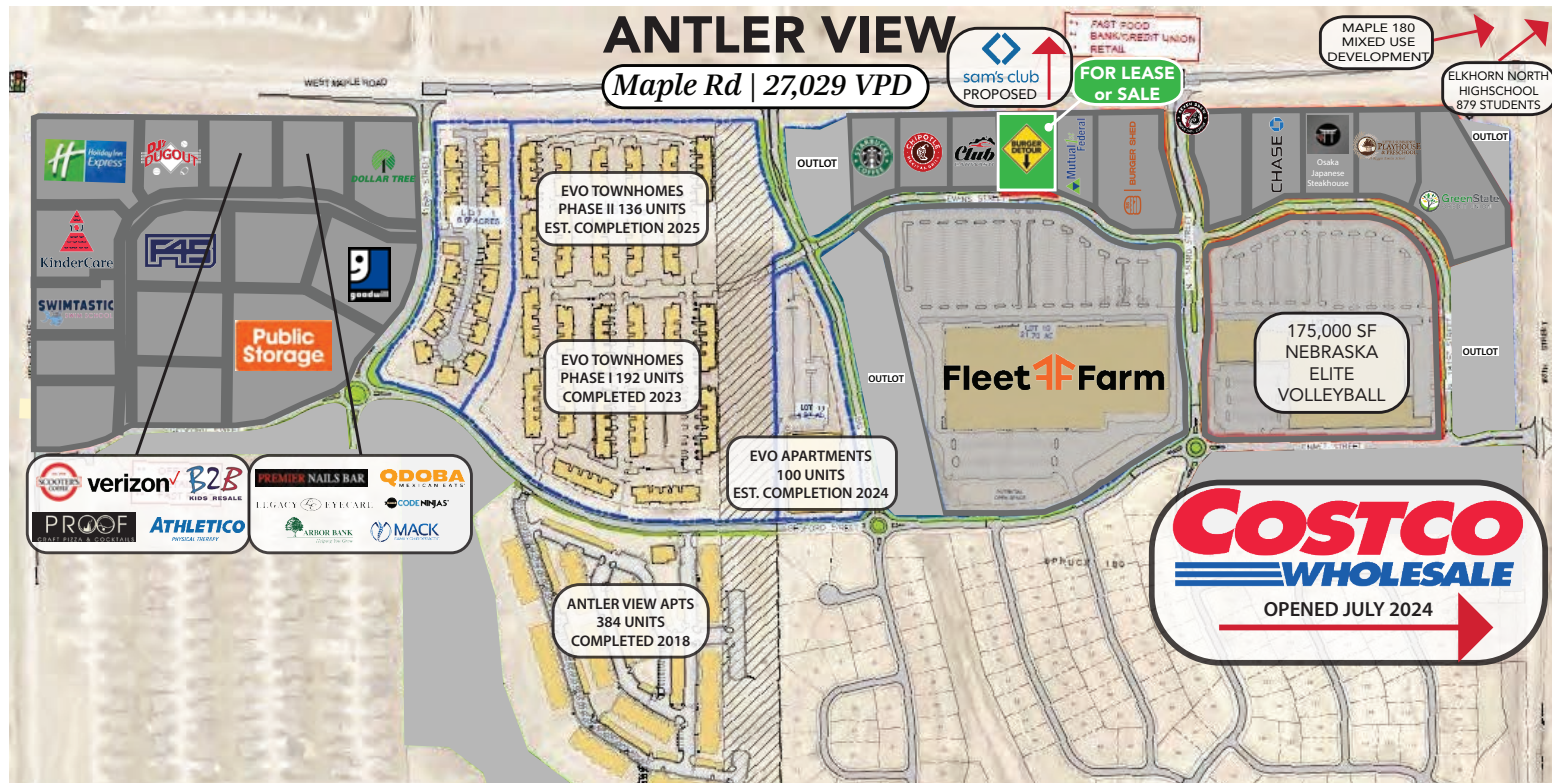
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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	9,448	\$157,327	3,361	1,379	515	79
3-mile	66,878	\$131,938	25,162	30,077	17,819	1,590
5-mile	146,280	\$132,470	55,254	74,022	44,999	4,281

Contact Listing Agents For More Information:

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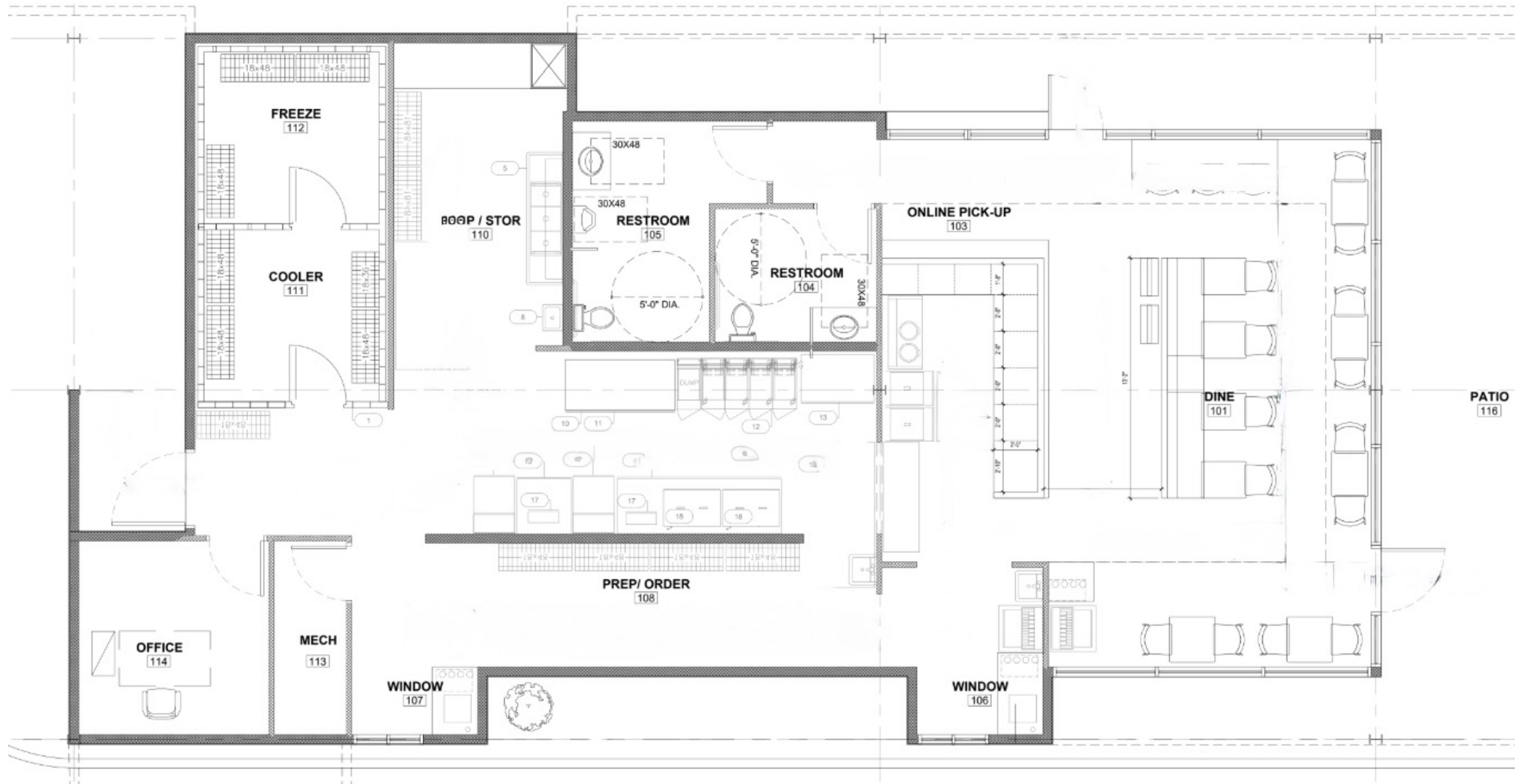
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SITE PLAN



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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



TARGET

16959 Evans St, Omaha NE



VISITS

1.9 Million

in the last 12 months



RANKING

100th

percentile statewide



EMPLOYEE OWNED

3410 N 156th St, Omaha NE



VISITS

1.7 Million

in the last 12 months



RANKING

100th

percentile statewide



16960 W Maple Rd, Omaha NE



VISITS

2.7 Million

in the last 12 months



17701 Evans St, Omaha NE



VISITS

1.6 Million

in the last 12 months

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DRONE PHOTOS



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LISTING TEAM



Amber Olson Senior Broker 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.



Kirk Hanson Principal

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



Emily Faltys Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.

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.



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