

11271 WICKERSHAM

11271 Wickersham Blvd, Gretna, NE 68028



FEATURES

- Interstate pylon signage
- Strong barriers to entry put this asset front and center from a growth perspective in a county with a population forecasted to double over the next 20 years. Making this a 'gateway to Omaha' asset.
- Walmart currently performing in the top quartile in the market with strong YOY sales growth. All of which is taking place in a store with a footprint 40% below the average store size.
- Traffic Counts: 110,650 VPD @ I-80 & Highway 370
- Strong Co-Tenants: Walmart Supercenter, Hawaiian Bros (first to market/coming soon), Taco Bell, Arby's, Kum & Go (Maverik), Tidal Wave Auto Spa, and Holiday Inn Express
- Visible from both I-80 and Hwy 370
- Omaha MSA's fastest growing suburb with a 5-mile population of over 101,000 and a median household income of \$97,000

SITE DATA

Address	Lot Size	Bldg Size	Price	Availability
11271 Wickersham	0.98 Acres	1,646 SF	Contact Broker	Contact Broker

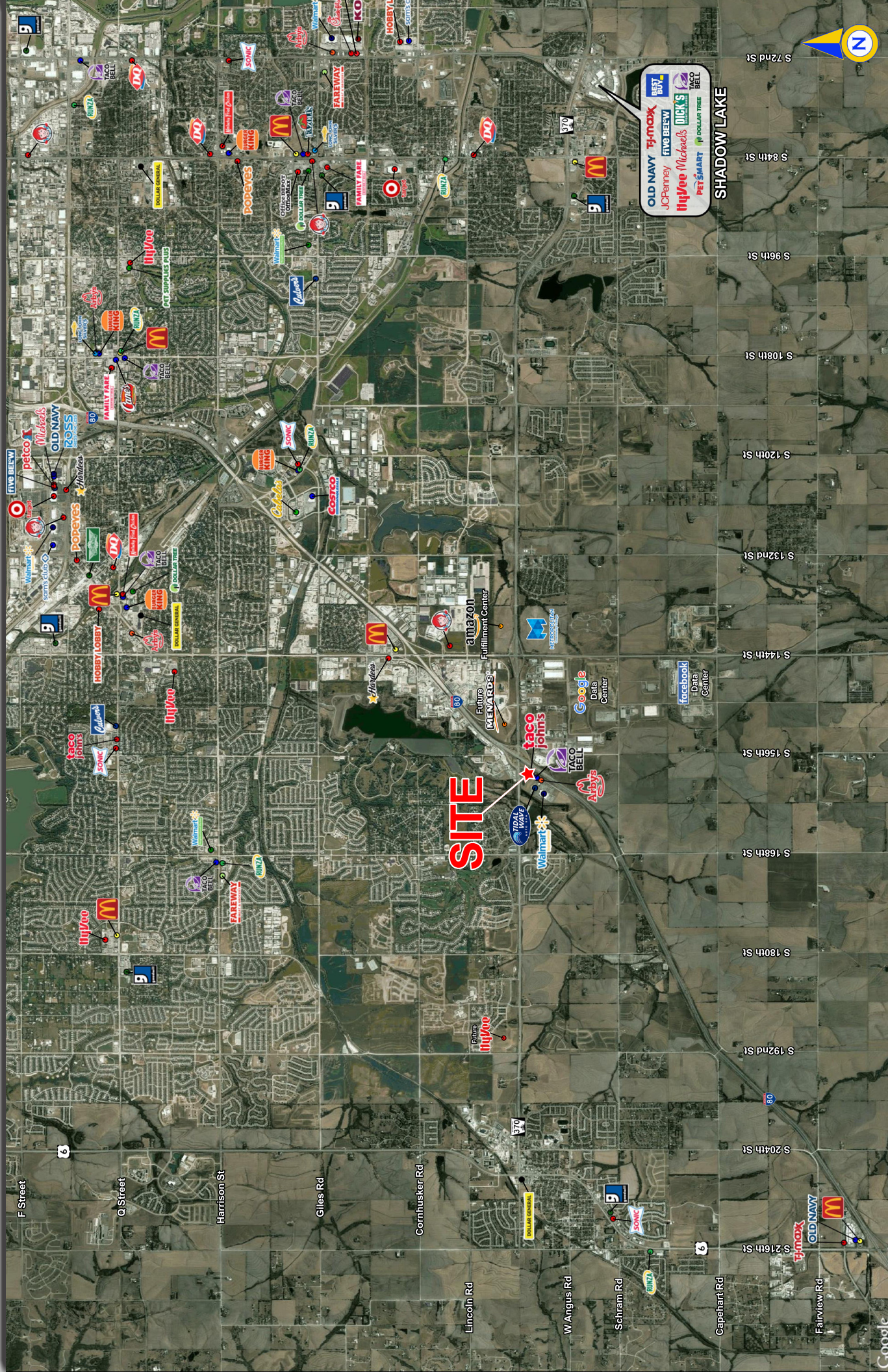
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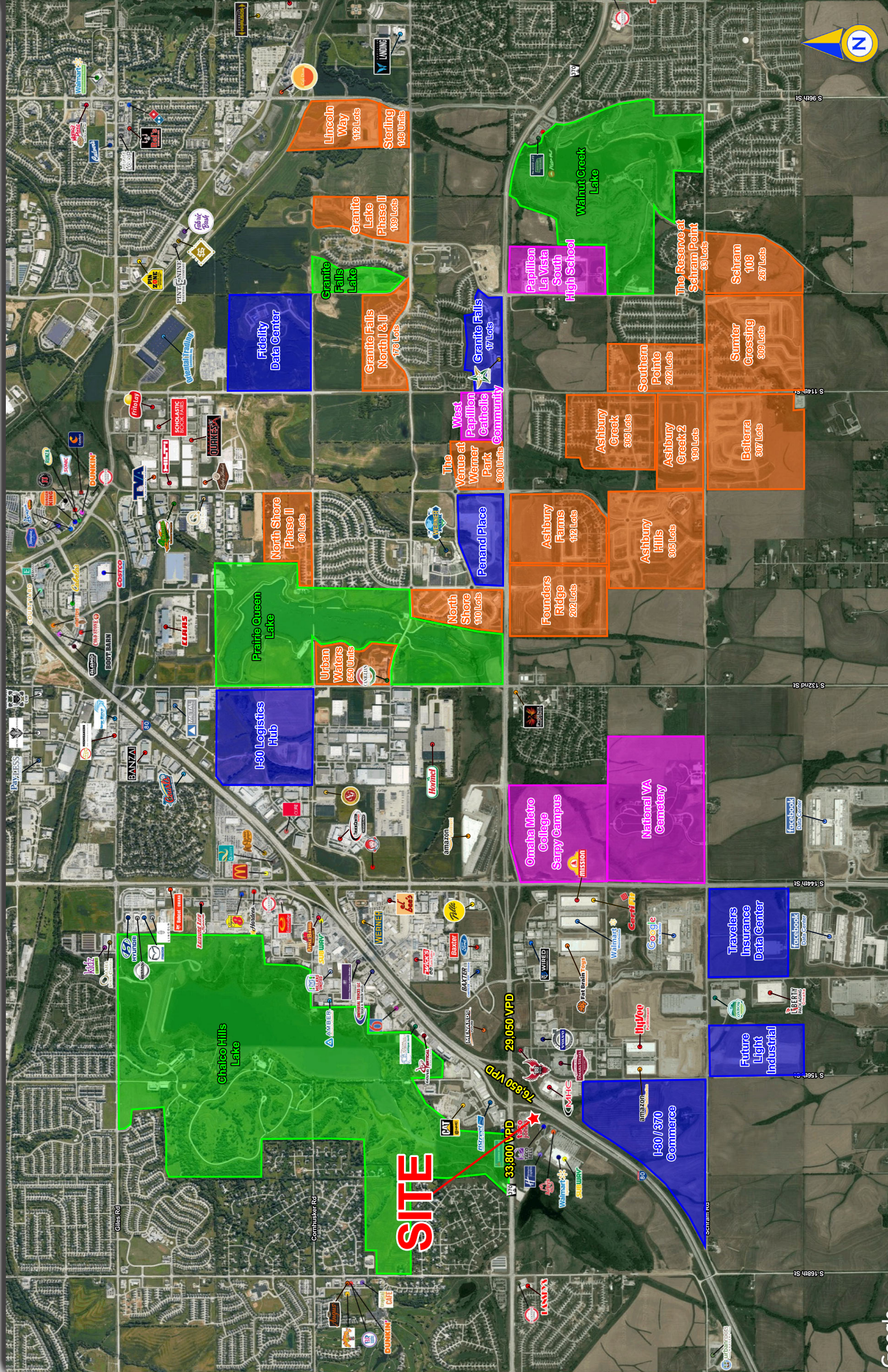
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Lat/Lon: 41.1452/-96.1618

11271 Wickersham Blvd	5 min	10 min	Omaha-
Gretna, NE 68028	drive time	drive time	Council
			Bluffs
Population			
2023 Estimated Population	4,520	48,281	983,149
2028 Projected Population	5,261	53,312	1,026,185
2020 Census Population	4,393	45,799	967,604
2010 Census Population	2,497	33,695	865,351
Projected Annual Growth 2023 to 2028	3.3%	2.1%	0.9%
Historical Annual Growth 2010 to 2023	6.2%	3.3%	1.0%
2023 Median Age	41.7	35.2	35.5
Households			
2023 Estimated Households	1,697	17,983	385,746
2028 Projected Households	2,050	20,504	403,240
2020 Census Households	1,623	16,825	375,433
2010 Census Households	922	12,469	334,377
Projected Annual Growth 2023 to 2028	4.2%	2.8%	0.9%
Historical Annual Growth 2010 to 2023	6.5%	3.4%	1.2%
Race and Ethnicity			
2023 Estimated White	91.2%	86.9%	76.8%
2023 Estimated Black or African American	1.2%	2.3%	8.1%
2023 Estimated Asian or Pacific Islander	1.9%	3.0%	4.0%
2023 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.6%
2023 Estimated Other Races	5.3%	7.4%	10.4%
2023 Estimated Hispanic	5.5%	7.6%	11.4%
Income			
2023 Estimated Average Household Income	\$157,812	\$131,613	\$115,784
2023 Estimated Median Household Income	\$152,684	\$114,005	\$80,632
2023 Estimated Per Capita Income	\$59,279	\$49,061	\$45,625
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.2%	3.5%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.8%	3.9%
2023 Estimated High School Graduate	13.3%	19.8%	22.9%
2023 Estimated Some College	15.7%	20.7%	21.7%
2023 Estimated Associates Degree Only	11.3%	10.4%	9.5%
2023 Estimated Bachelors Degree Only	35.0%	30.1%	24.9%
2023 Estimated Graduate Degree	20.3%	15.9%	13.8%
Business			
2023 Estimated Total Businesses	357	1,952	33,064
2023 Estimated Total Employees	4,273	25,046	409,923
2023 Estimated Employee Population per Business	12.0	12.8	12.4
2023 Estimated Residential Population per Business	12.7	24.7	29.7