



STEEL RIDGE NORTH

HWY 370 & I-80 | OMAHA, NE



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STEEL RIDGE NORTH



66,000 VPD



MENARDS®
FUTURE

CONTACT BROKER
FOR PRICING
REPLAT 2, Lot 3
3.35 Acres

\$22
PSF
LOT 7
2.00 Acres

\$22
PSF
LOT 6
1.15 Acres

\$22
PSF
LOT 5
1.15 Acres



Baxter



Pella

\$16
PSF
LOT 7
2.017 Acres



\$21
PSF
LOT 2
1.0 Acre

\$21
PSF
LOT 3
1.0 Acre

\$20
PSF
LOT 4
1.0 Acre

\$20
PSF
LOT 5
1.0 Acre

\$19
PSF
LOT 6
1.0 Acre

\$19
PSF
LOT 16
1.0 Acre

\$18
PSF
LOT 17
1.0 Acre

23,000 AADT (MAPA 2022)

HWY 370

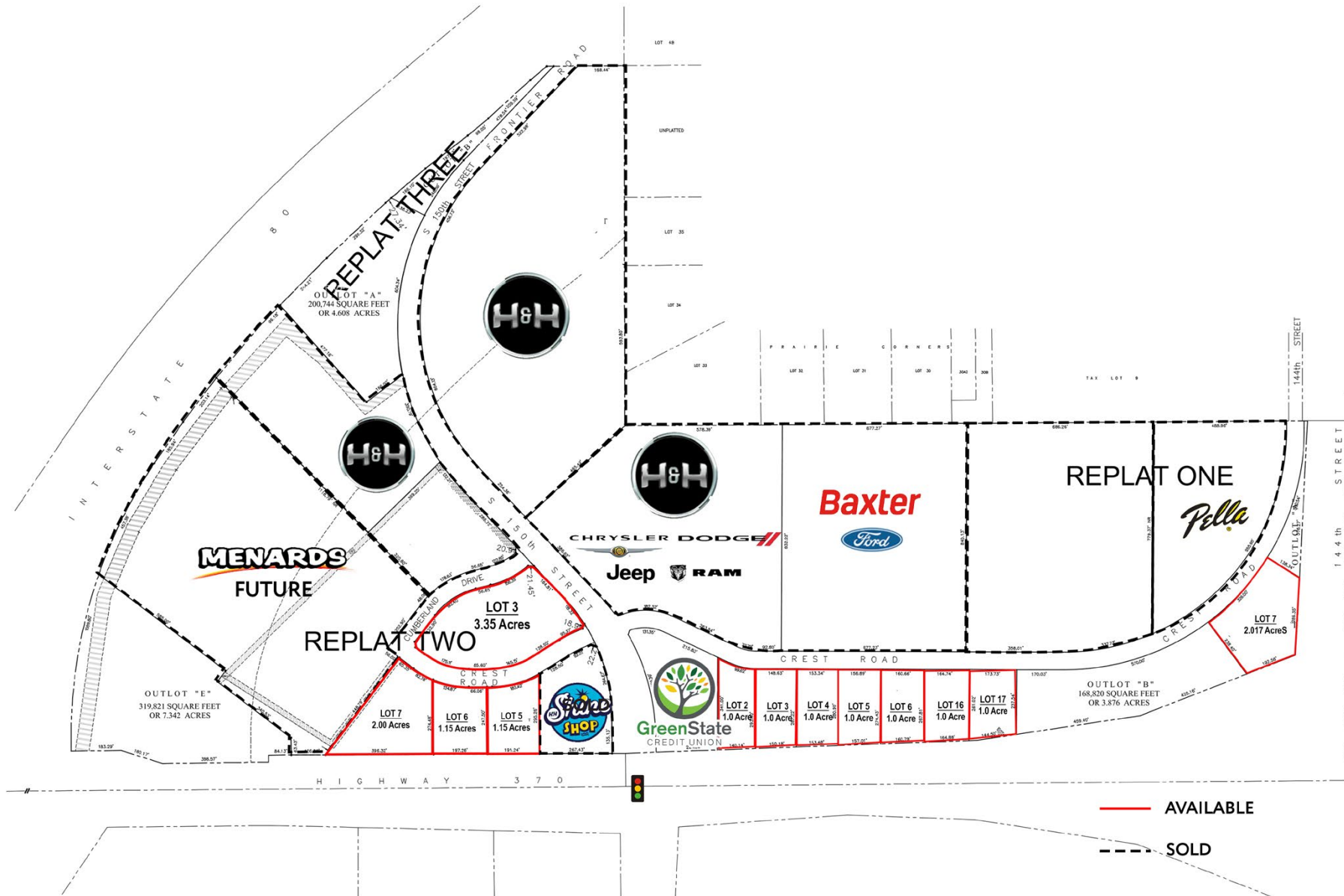
WEST of 150th



EAST of 150th

HWY 370

31,000 AADT





DEVELOPMENT HIGHLIGHTS

- Join Menards (coming soon!)
- Located off of I-80 & Hwy 370
- Multiple pad opportunities along Hwy 370 with great visibility!
- 1 to 7 acres available, \$16-\$20 PSF (see parcel map with pricing)
- Combined traffic counts with over 95,000 AADT at I-80 & Hwy 370 interchange
- Easy access at signalized intersection on 150th & Hwy 370
- Ideal location for restaurants, retail, office/flex-office, and hospitality
- Benefit from customer traffic generated by Menards and multiple dealerships
- Gateway location for accessing communities along Hwy 370, including Gretna, Papillion, La Vista, and Bellevue
- Located in SID 307
- Regional detention

DEMOGRAPHICS	3 MILE	5 MILE	OMAHA MSA
Population	27,842	110,776	975,215
Average Household Income	\$108,972	\$107,533	\$92,899
Daytime Population	17,267	62,041	689,952
Median Age	32.9	34.6	35.1

STEEL RIDGE NORTH

3 MILE 5 MILE MSA

POPULATION	2023 Estimated Population	26,010	107,611	981,917
	2028 Projected Population	28,431	115,247	1,020,224
	2020 Census Population	24,241	103,741	967,604
	2010 Census Population	18,121	80,923	865,351
	Projected Annual Growth 2023 to 2028	1.9%	1.4%	0.8%
	Historical Annual Growth 2010 to 2023	3.3%	2.5%	1.0%
	2023 Median Age	34.5	35.9	36.4
HOUSEHOLDS	2023 Estimated Households	9,843	39,523	389,195
	2028 Projected Households	10,928	42,500	400,617
	2020 Census Households	8,962	37,263	375,433
	2010 Census Households	6,743	29,172	334,377
	Projected Annual Growth 2023 to 2028	2.2%	1.5%	0.6%
	Historical Annual Growth 2010 to 2023	3.5%	2.7%	1.3%
ETHNICITY	2023 Estimated White	88.1%	87.0%	76.7%
	2023 Estimated Black or African American	2.3%	2.6%	8.2%
	2023 Estimated Asian or Pacific Islander	2.7%	3.4%	4.1%
	2023 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.6%
	2023 Estimated Other Races	6.7%	6.7%	10.5%
	2023 Estimated Hispanic	7.1%	7.0%	11.8%
INCOME	2023 Estimated Average Household Income	\$131,283	\$140,954	\$118,754
	2023 Estimated Median Household Income	\$119,188	\$116,895	\$83,982
	2023 Estimated Per Capita Income	\$49,687	\$51,802	\$47,266
EDUCATION	2023 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.5%	3.4%
	2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	1.7%	3.7%
	2023 Estimated High School Graduate	17.9%	17.6%	22.5%
	2023 Estimated Some College	19.7%	20.9%	21.4%
	2023 Estimated Associates Degree Only	11.4%	9.9%	9.5%
	2023 Estimated Bachelors Degree Only	31.8%	31.4%	25.3%
	2023 Estimated Graduate Degree	15.9%	16.9%	14.1%
	2023 Estimated Total Businesses	810	2,945	33,064
BUSINESS	2023 Estimated Total Employees	11,243	33,503	409,923
	2023 Estimated Employee Population per Business	13.9	11.4	12.4
	2023 Estimated Residential Population per Business	32.1	36.5	29.7

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