

FOR SALE



ACCESS Commercial, LLC

Papillion, NE

View to NW



Shadow Lake
Towne Center

2.56 AC
LOT

ONLY LOT LEFT WITHIN SHADOW LAKE

PROPERTY HIGHLIGHTS:

- Regional location in the highest growth area in the Omaha Metro
- Second most visited shopping center in the metro
- 6.6 million visits per year
- Strong mix of national & local users
- Strong year-over-year sales growth
- Grocery anchored lifestyle center
- Ample parking
- High incomes (\$146,289 within a 3-mile radius)
- Direct access to Highway 370
- High traffic counts at intersection (51,000 vehicles per day)
- Main retail hub for Offutt Air Force Base and Sarpy County
- Unique architecture & design
- Community oriented with public events & entertainment
- Papillion is ranked #2 in Money Magazine for best places to live

ADDRESS:
73rd & Schram
Papillion, NE 68046

LOT SIZE:
2.56 AC

SALE PRICE:
\$2.2 Million

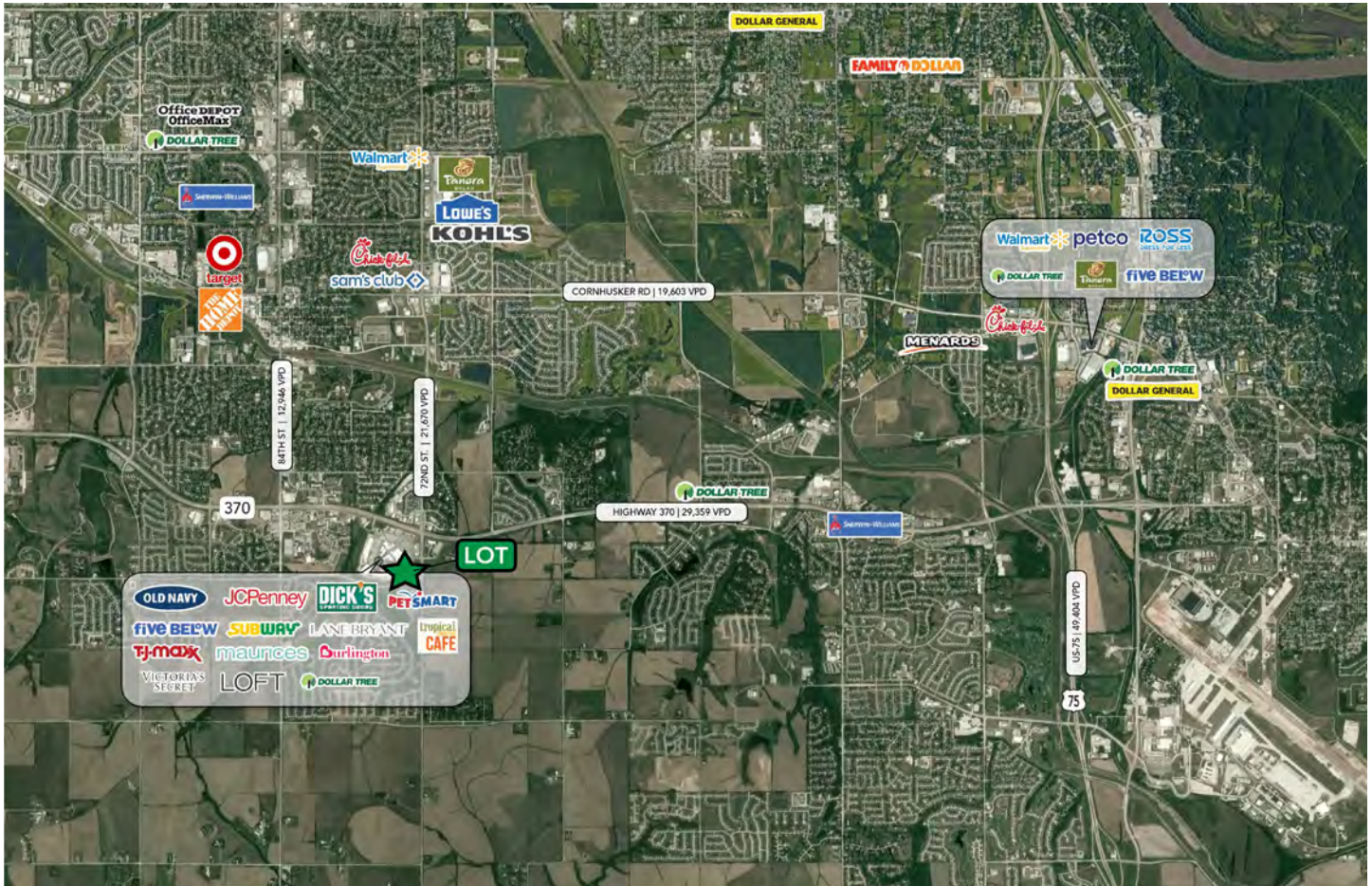
CONTACT LISTING AGENTS FOR MORE INFORMATION:

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WWW.ACCESSCOMMERCIAL.COM

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



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	5,141	22,587	61,063
Population	9,0277	46,253	129,464
Average HH Income	\$122,936	\$146,289	\$124,534

35.7
MEDIAN
AGE

51,500
VEHICLES PER
DAY

29,605
EMPLOYEES
IN AREA

2,763
BUSINESSES
IN AREA

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PLACER.AI DATA:



HyVee
EMPLOYEE OWNED

Hyvee:
1.5M visits past 12 months
93rd percentile nationwide




T.J. maxx

T.J. Maxx:
448K visits past 12 months



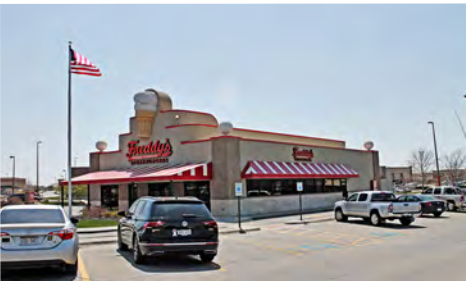

PET SMART

PetSmart:
329K visits past 12 months
87th percentile nationwide




Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

Freddy's:
322K visits past 12 months
93rd percentile nationwide




TEXAS
ROADHOUSE

Texas Roadhouse:
437K visits past 12 months




SUBWAY

Subway:
64.7K visits past 12 months
81st percentile nationwide



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ACCESS Commercial, LLC

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
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.



EMILY FALTYS
JR BROKERAGE 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.



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