



6823 & 6827 S 167 ST

Omaha, NE 68135

RETAIL - FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

6823 & 6827 S 167th Street
Omaha, NE 68135



SPACE SIZE:

Space 6823: 2,743 +/- SF
Space 6827: 2,074 +/- SF



LEASE RATE:

Negotiable
NNN: \$5.90 / SF



ZONING:

Commercial



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

ABOUT THE PROPERTY

Prime commercial space's available in the Nelson Square strip center located near the busy intersection of 168th and Harrison. Adjacent to high traffic neighborhood Walmart and with a number of school's in the the surrouding area there is exposure to over 28,000+ VPD

This site is easily accessible and has a monument sign. It is also surrounded by a strong mix of national retailers including Walmart, Marco's Pizza, Taco Bell, Fareway, and more making it an ideal location for retail, office, service, or restaurant use.

Amber Olson

amber@accesscommercial.com
402.618.5523



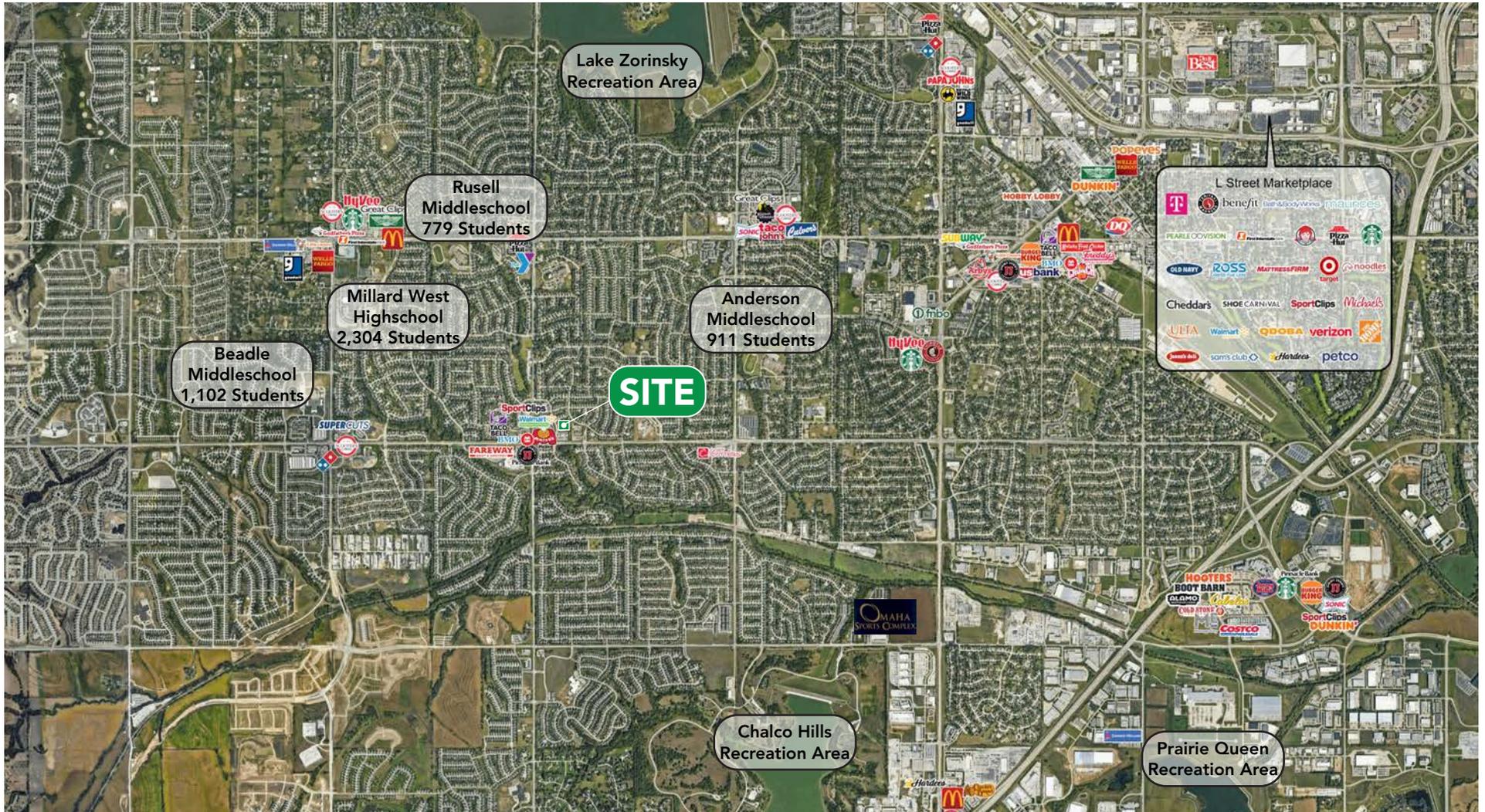
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MARKET MAP



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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	15,426	\$148,496	5,291	4,572	1,833	266
3-mile	88,290	\$122,651	32,565	41,203	25,279	2,415
5-mile	164,495	\$121,287	62,281	111,248	79,805	6,469

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SITE PLAN + DRONE PHOTO



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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.



6710 S 167th St, Omaha, NE



VISITS

1.1 Million
in the last 12 months



17810 Welch Plz, Omaha, NE



VISITS

1.5 Million
in the last 12 months



RANKING

94th
percentile nationwide



16869 Audrey St, Omaha, NE



VISITS

114,400
in the last 12 months



RANKING

95th
percentile nationwide

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ACCESS Commercial, LLC

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.

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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