

# 10111 S 71st Plaza, Papillion, NE

## S 72nd St & Cornhusker Rd, Papillion, NE 68133

**FOR SALE**



### FEATURES

- **Total Lot Size: 1.32 AC**
- **Traffic Counts: 35,000 VPD at 72nd St & Cornhusker RD**
- **Pad site opportunity located along major retail corridor in Papillion**
- **Offers roughly 280' of frontage to 72nd St**
- **Site sets up well with strong visibility from all directions**
- **Settlers Creek Shopping Center (over 4.1MM annual visits) with Sam's Club, Aldi, & Hobby Lobby located just north of the site**
- **Zoned Mixed Use**

Lot	Size	Asking Price
1	1.32 AC	\$18.00 PSF

**Agent: Mandi Backhaus Barr**  
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Lat/Lon: 41.1593/-96.0226

10111 S 71st Plaza Papillion, NE 68133	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	9,324	71,333	174,423
2030 Projected Population	9,884	76,766	183,295
2020 Census Population	9,301	67,697	166,057
2010 Census Population	8,314	59,489	147,408
Projected Annual Growth 2025 to 2030	1.2%	1.5%	1.0%
Historical Annual Growth 2010 to 2025	0.8%	1.3%	1.2%
2025 Median Age	37.7	37.0	34.6
<b>Households</b>			
2025 Estimated Households	3,289	27,564	67,936
2030 Projected Households	3,617	30,566	73,163
2020 Census Households	3,209	25,168	63,466
2010 Census Households	2,825	21,703	55,824
Projected Annual Growth 2025 to 2030	2.0%	2.2%	1.5%
Historical Annual Growth 2010 to 2025	1.1%	1.8%	1.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	83.5%	81.1%	73.9%
2025 Estimated Black or African American	3.8%	4.6%	5.9%
2025 Estimated Asian or Pacific Islander	3.4%	3.1%	2.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.8%
2025 Estimated Other Races	8.9%	10.7%	16.5%
2025 Estimated Hispanic	9.9%	12.3%	19.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$155,170	\$131,175	\$114,726
2025 Estimated Median Household Income	\$133,664	\$109,505	\$93,951
2025 Estimated Per Capita Income	\$54,738	\$50,741	\$44,746
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.0%	4.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.3%	3.7%
2025 Estimated High School Graduate	15.0%	20.6%	22.8%
2025 Estimated Some College	18.1%	20.8%	21.7%
2025 Estimated Associates Degree Only	11.8%	11.4%	10.9%
2025 Estimated Bachelors Degree Only	31.4%	27.2%	23.5%
2025 Estimated Graduate Degree	19.4%	15.7%	13.0%
<b>Business</b>			
2025 Estimated Total Businesses	201	1,740	5,424
2025 Estimated Total Employees	2,102	16,927	68,752
2025 Estimated Employee Population per Business	10.5	9.7	12.7
2025 Estimated Residential Population per Business	46.4	41.0	32.2