

ACCESS

ACCESS Commercial LLC



204th & Roberts Dr
Elkhorn, NE 68022

LOT | FOR LEASE

PROPERTY HIGHLIGHTS

**ADDRESS:**

204th & Roberts Dr
Elkhorn, NE 68022

**LOT SIZE:**

.70 Acres

**LEASE RATE:**

Negotiable

**ZONING:**

Commercial



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

ABOUT THE PROPERTY

Prime commercial opportunity on 0.70 acres with direct frontage along 204th Street in the rapidly expanding Elkhorn area. Surrounded by high traffic neighbors including Metro Community College, Elkhorn High School, Menards, Bowlero, and the UBT Sports Complex, this site offers exceptional visibility and accessibility. Positioned adjacent to a popular Sonic Restaurant, the property benefits from a strong customer draw and sits in a community marked by high household incomes and sustained population growth. With limited retail and dining options currently available, this is an ideal location for a national retailer or restaurant looking to establish a presence in one of Elkhorn's most strategic corridors.

Amber Olson

amber@accesscommercial.com
402.618.5523



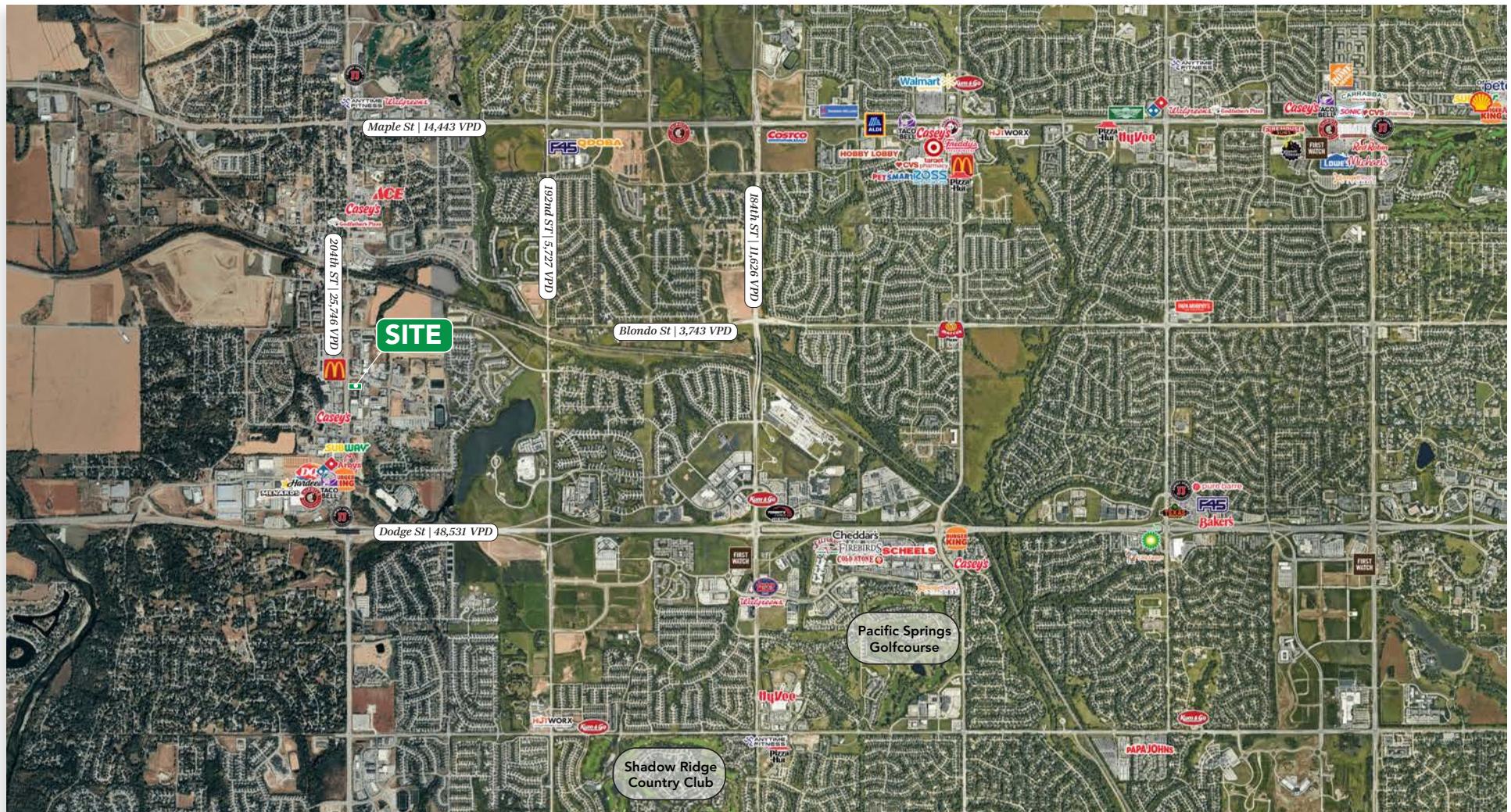
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MARKET MAP



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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	5,892	\$133,039	2,504	3,835	2,640	318
3-mile	44,562	\$157,773	16,354	23,141	15,170	1,259
5-mile	116,785	\$138,335	43,370	54,473	30,960	3,257

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SITE PLAN



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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.



UBT

Union Bank & Trust.
Sports Complex

21015 Cumberland Dr, Elkhorn NE



VISITS

765,800
in the last 12 months

%

RANKING

99th

percentile nationwide
(Sports Complexes)

Bowlero

20902 Cumberland Dr, Elkhorn NE



VISITS

217,500
in the last 12 months

%

RANKING

89th

percentile nationwide



801 N 204th St, Elkhorn NE



VISITS

126,200
in the last 12 months

%

RANKING

97th

percentile nationwide

SUBWAY

20406 Cumberland Dr, Elkhorn NE



VISITS

196,100
in the last 12 months

%

RANKING

90th

percentile nationwide

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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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