



NWC 72nd & P St
Omaha, NE 68127

**LOT | FOR GROUND LEASE
OR BUILD TO SUIT**

PROPERTY HIGHLIGHTS



ADDRESS:

NWC 72nd & P Street
Omaha, NE 68127



LOT SIZE:

2.43 Acres - Demisable



LEASE RATE:

NEGOTIBALE



ZONING:

Commercial



Access Commercial, LLC

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

ABOUT THE PROPERTY

Prime Pad Sites with Drive-Thru Available. Outstanding opportunity to secure a Build-to-Suit or Ground Lease in a high-traffic corridor with 27,063 vehicles per day and direct left-turn access from 72nd Street. These well-positioned pad sites with drive-thru availability are shadow-anchored by Menards, drawing over 1.3 million visits annually and Liberty First Credit Union arena with 317K+ visits, ensuring strong customer traffic and visibility. The immediate area features a dense daytime population of 8,917 and a workforce of 7,584 within a 1-mile radius—making it ideal for drive-thru concepts, QSRs, banks, or other service-oriented businesses.

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887



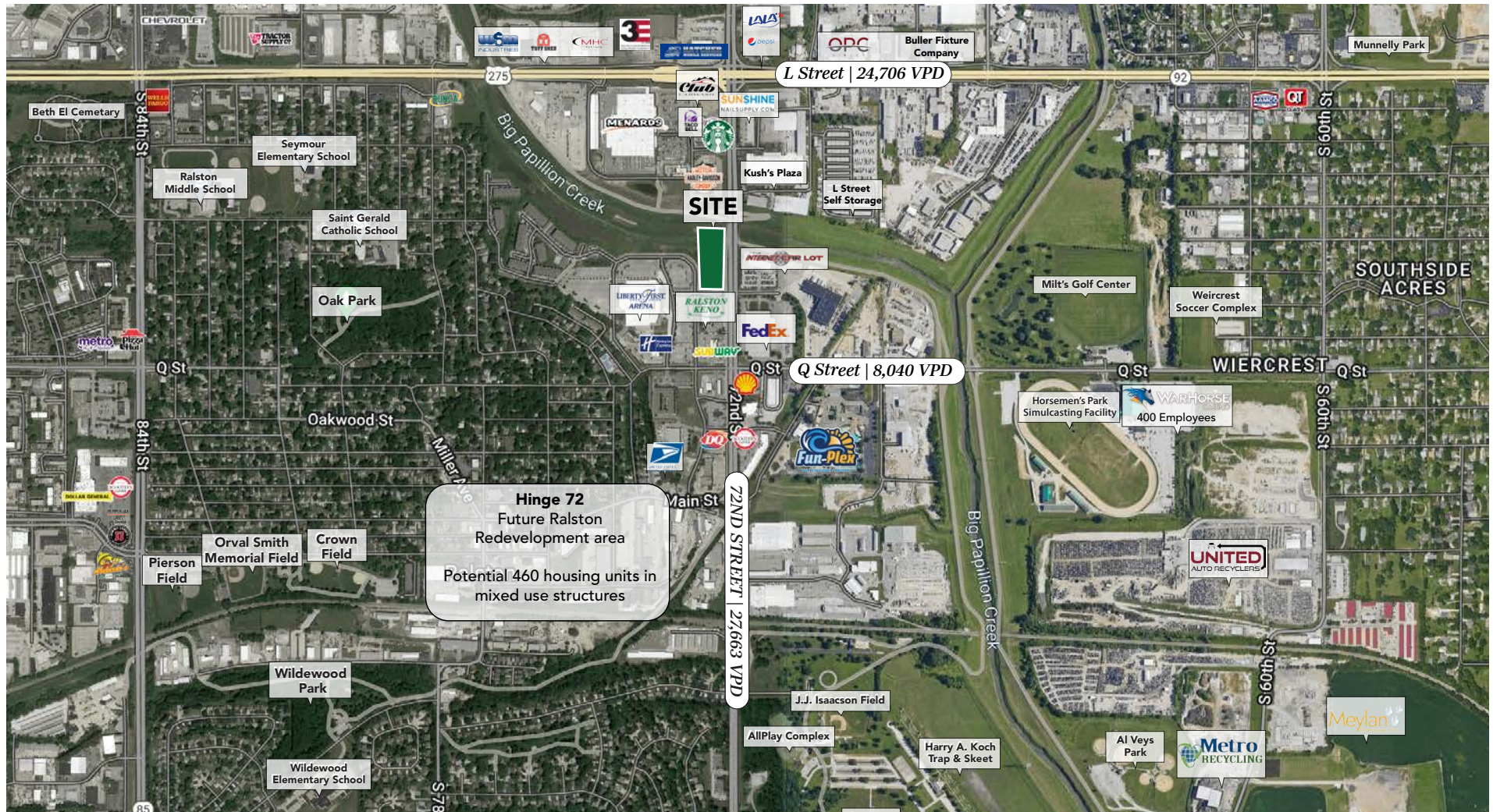
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MARKET MAP



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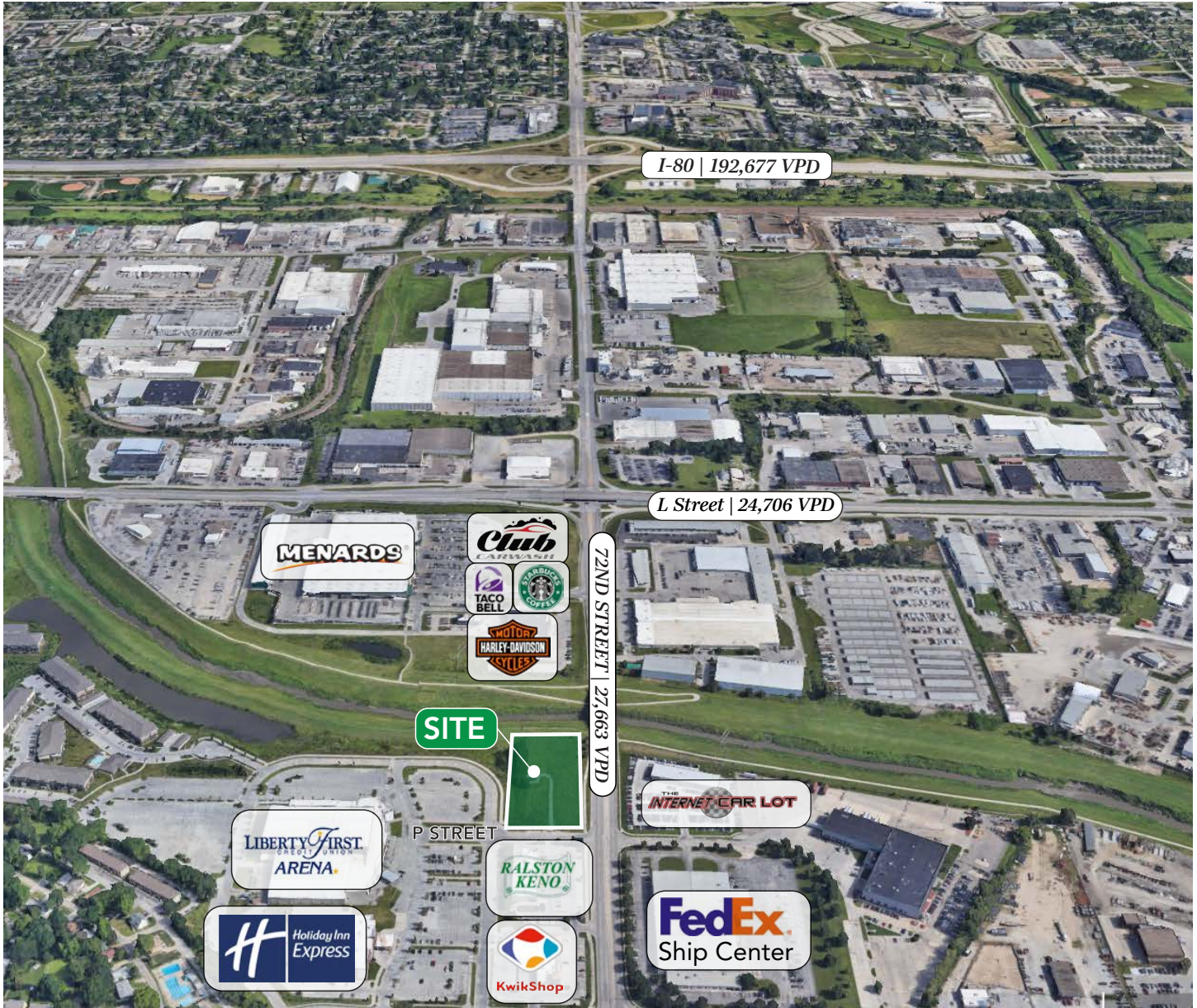
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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	4,719	\$57,327	2,169	8,917	7,584	560
3-mile	93,507	\$78,918	39,683	84,365	61,600	3,815
5-mile	261,487	\$80,152	108,985	215,398	150,327	10,566

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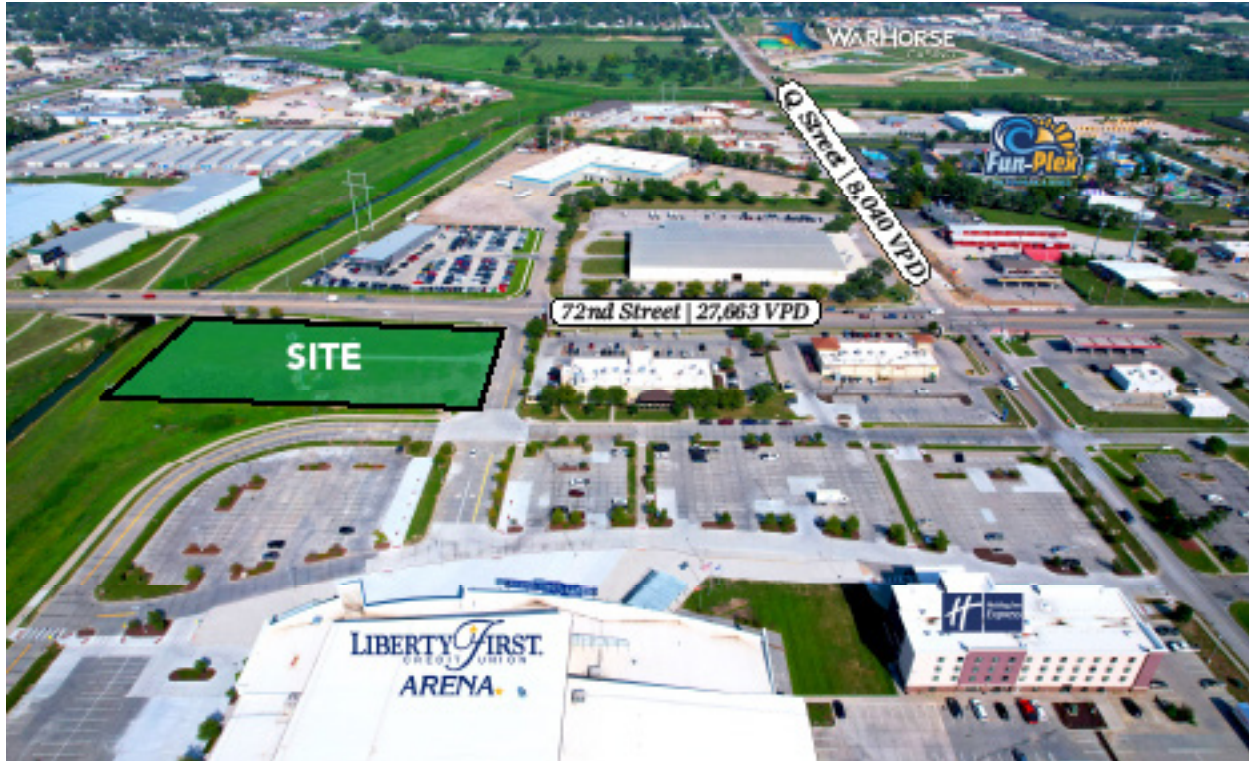
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DRONE PHOTOS



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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.



7337 L St, Omaha NE



VISITS

1.3 Million

in the last 12 months



RANKING

93rd

percentile nationwide



6303 Q St, Omaha NE



VISITS

483,500

in the last 12 months



RANKING

97th

percentile nationwide
(Hotel's/Casino's)



5170 S 72nd St, Omaha NE



VISITS

64,300

in the last 12 months



RANKING

87th

percentile statewide

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LISTING TEAM



Kirk Hanson

Principal

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



Rocky Pryor

Broker Associate

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky is a licensed real estate salesperson in Nebraska with 6+ years of experience. He specializes in development with a concentration in Landlord representation. He is also growing his key role in tenant representation on his team using the knowledge he has acquired focusing on development and landlord representation.

**Agent has equity*

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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