



754 & 760 Gold Coast Rd

Papillion, NE 68046

RETAIL - FOR LEASE

PROPERTY HIGHLIGHTS

**ADDRESS:**

754 & 760 Gold Coast Rd
Papillion, NE 68046

**SPACE SIZE:**

Suite 105: 1,859 SF
Suite 113: 3,823 SF

**LEASE RATE:**

\$18 PSF, NNN

**ZONING:**

Commercial



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

ABOUT THE PROPERTY

Located in the fastest-growing county in Nebraska, this property boasts exceptional visibility at the high-traffic intersection of 90th Street and Highway 370, with over 27,100 vehicles per day. Tenants benefit from ample parking and a strong, diverse tenant mix, enhancing customer draw and synergy. Just minutes from Shadow Lake Town Centre and downtown Papillion.

Suite 113 offers a fully built-out office space featuring a rare and convenient drive-thru, ideal for businesses seeking functionality and accessibility.

Emily Faltys

emily@accesscommercial.com
402.992.0848

Amber Olson

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402.618.5523



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MARKET MAP



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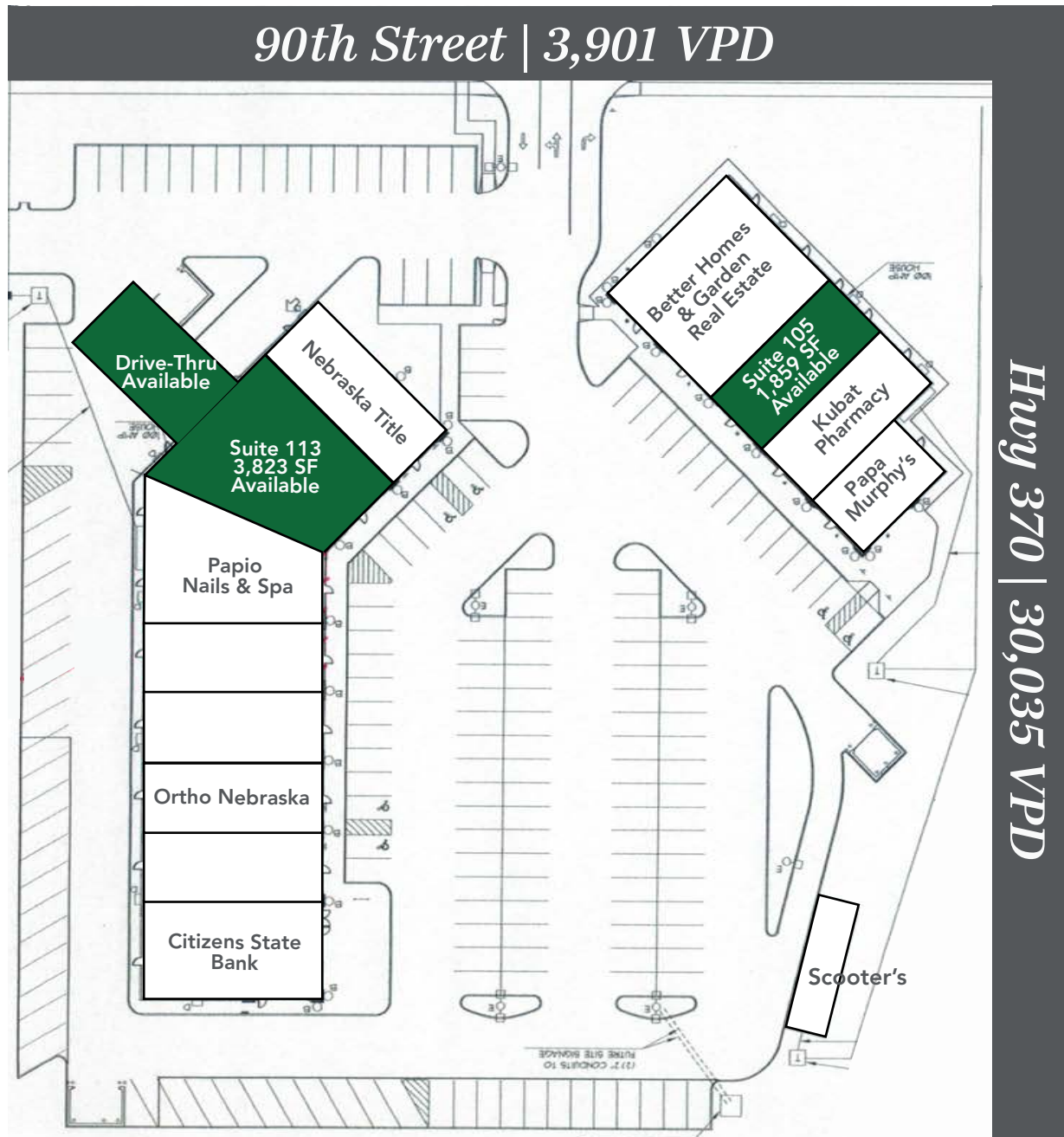
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SITE PLAN



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	11,304	\$114,041	4,182	4,466	2,269	259
3-mile	47,867	\$118,274	18,086	23,119	12,699	1,221
5-mile	121,441	\$98,349	48,713	65,760	39,149	3,235

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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.



7775 Olson Dr, Papillion NE



VISITS
3.3 Million
in the last 12 months



RANKING
98th
percentile nationwide
for shopping centers



11650 S 73rd St, Papillion NE



VISITS
1.5 Million
in the last 12 months



RANKING
93rd
percentile nationwide



11345 S 96th St, Papillion NE



VISITS
444,000
in the last 12 months



RANKING
89th
percentile nationwide



766 Gold Coast Dr, Papillion NE



VISITS
211,700
in the last 12 months



RANKING
89th
percentile nationwide

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DRONE PHOTOS



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PHOTOS

Suite 105: Raw Space



Suite 113: Former code ninja space



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LISTING TEAM



Emily Faltys

Broker 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.



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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