



ACCESS Commercial, LLC

GRAND  
OPENING

WELCOME

1220 S 203rd St  
Omaha, NE 68130

**RETAIL | FOR SALE OR  
FOR LEASE**

## PROPERTY HIGHLIGHTS



**ADDRESS:**

1220 S 203rd St  
Omaha, NE 68130



**LOT SIZE:**

1 Acres



**BUILDING SIZE:**

2,243 SF  
515 SF Patio



**SALE/LEASE RATE:**

Negotiable



**ZONING:**

Commercial



**ACCESS Commercial, LLC**  
[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Positioned at the high-traffic intersection of 204th and Pacific Streets, this standout property offers unparalleled visibility and accessibility with approximately 32,000 VPD. This former Burger Detour location is available for sale or lease and presents a great opportunity for restaurant or retail concepts.

Located adjacent to Nebraska's busiest Family Fare store and just steps from Elkhorn South High School, the property benefits from steady foot traffic and strong neighborhood demographics. Ideal for operators seeking a high-exposure location in one of Omaha's fastest-growing corridors.

**Amber Olson**

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402.618.5523

**Kirk Hanson**

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**Emily Faltys**

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Omaha, NE 68130

## MARKET MAP



Dodge St | 48,531 VPD

204th ST | 25,746 VPD

192nd ST | 5,727 VPD

*Pacific St* | 7,246 VPD

**Elkhorn South  
Highschool**

## Shadow Ridge Country Club

180th ST | 11,626 VPL

Center St | 12,490 VPD

## Lake Zorinsky

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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	7,054	\$218,728	2,177	2,298	1,043	162
3-mile	46,586	\$157,572	17,239	30,260	20,930	1,738
5-mile	139,473	\$145,644	50,532	65,754	38,720	3,867

Contact Listing Agents For More Information:

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Architectural floor plan of a restaurant layout. The plan includes a large dining area (DINE 101) with tables and chairs, a kitchen area (PREP/ORDER 108) with a service counter, a bar area (BAR 102), a restrooms area (RESTROOM 104, 105), a storage area (STOR 110), a cooler (111), a freezer (112), an office (114), a mechanical room (MECH 113), and a patio (116). The plan also shows a drive-thru window (107) and an online pick-up area (103). Dimensions and room numbers are clearly marked throughout the 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.



1221 S 203rd St, Omaha NE



### VISITS

541,500

in the last 12 months



### RANKING

100th

percentile statewide



1317 S 204th, Elkhorn NE



### VISITS

114,100

in the last 12 months



### RANKING

95th

percentile nationwide  
(#1 in Nebraska)

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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.



### **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).



### **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.

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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