

PHENOMENAL HIGH VISIBILITY QSR OPPORTUNITY

Lot for ground lease or build to suit - NWC 72nd & P St, Omaha, NE 68127

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Prime pad site out lot to Liberty First Credit Union Arena
- Ground Lease or Built to Suit
- Excellent visibility and access to high traffic corridor with over 27,000 VPD
- Direct access to 72nd Street with close access to I-80
- Surrounded by high traffic generators including Menards, Fun-plex and Warhorse Casino
- Co-tenant with 7Brew and Chipotle
- Ideal for QSR, Drive-thru concepts or other service orientated businesses



ACCESS Commercial, LLC

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PROPERTY DESCRIPTION



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Join 7Brew Coffee and Chipotle with this Prime Pad Site available with Drive-Thru capabilities. 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.



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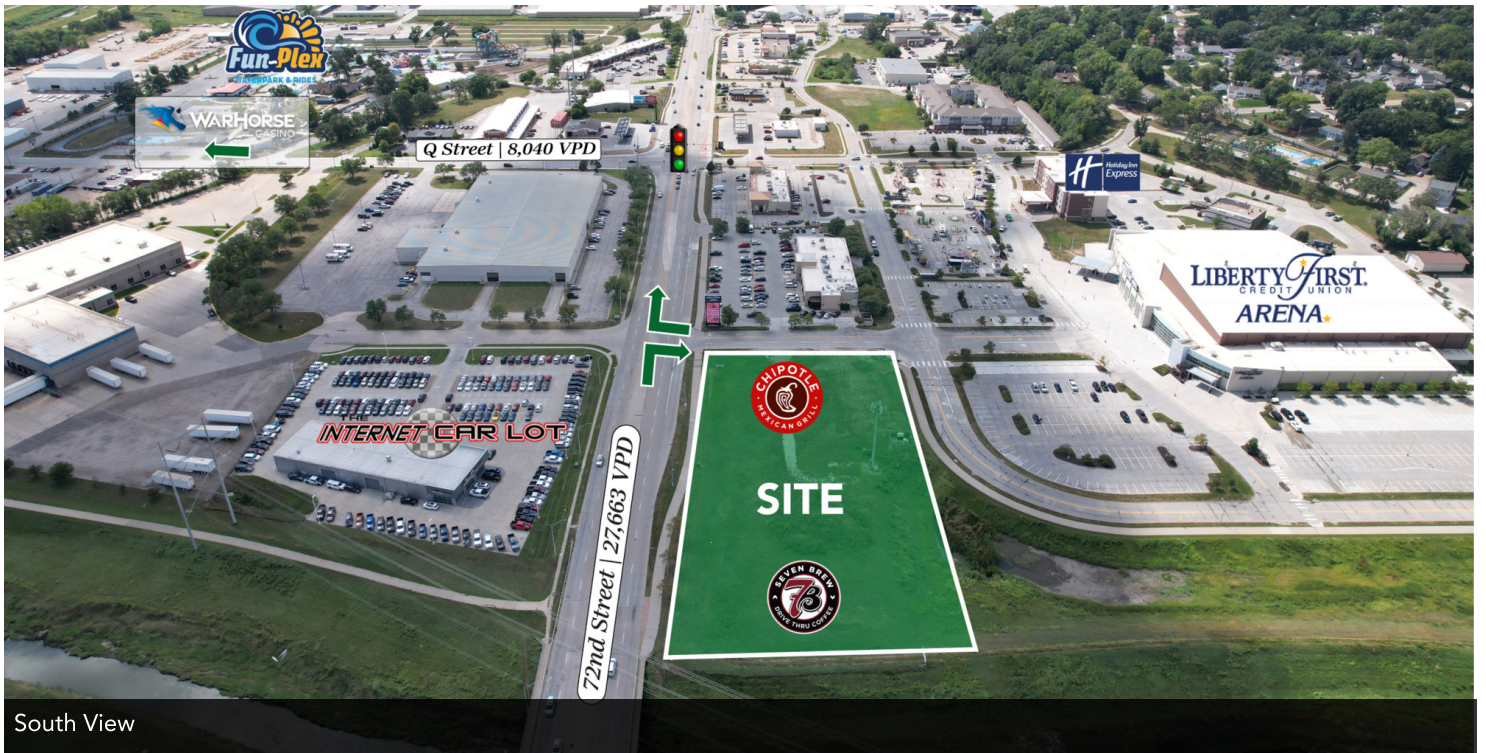
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DRONE PHOTOS



North View



South View



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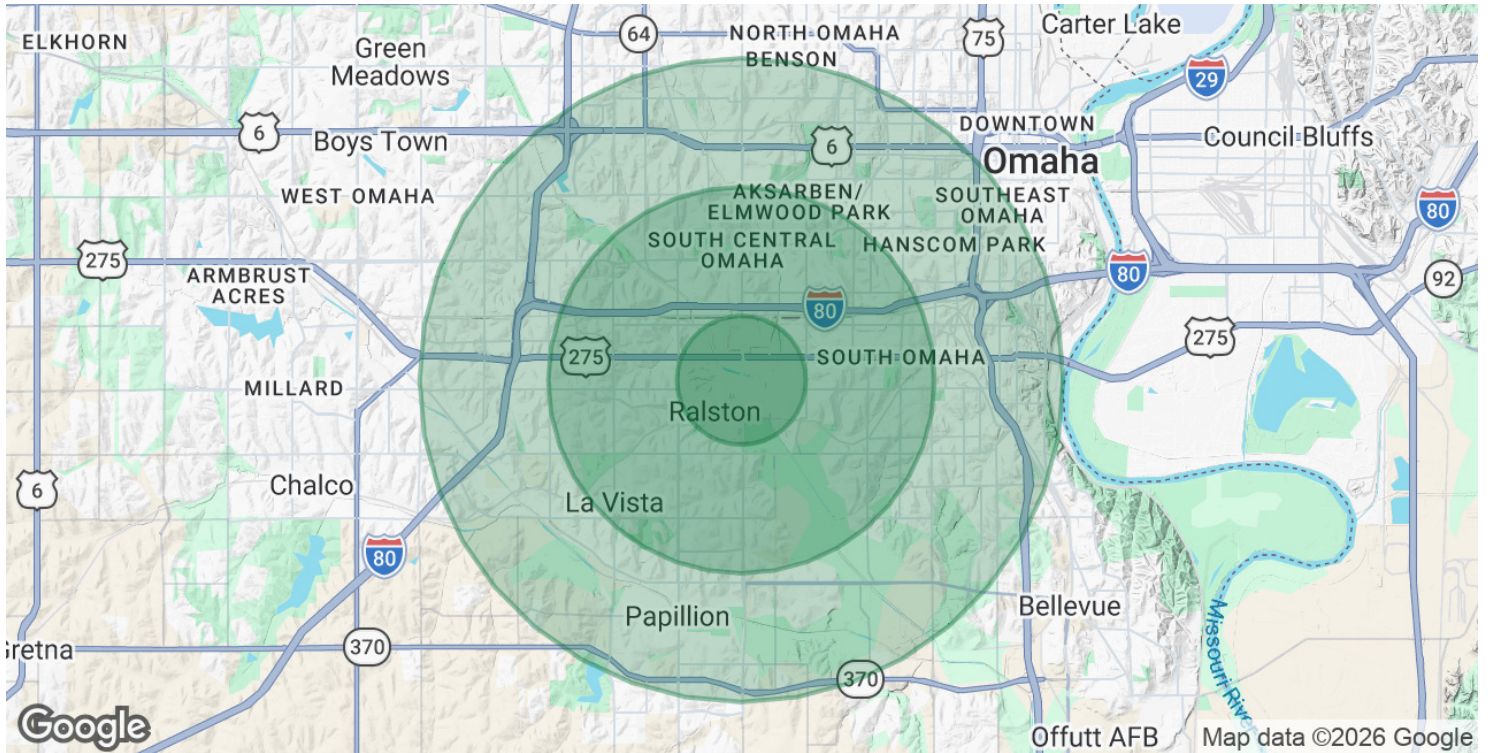
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,989	91,500	258,795
Daytime Population	4,920	112,843	341,651
Employees in area	2,595	54,282	173,796
Businesses in area	164	3,293	9,544

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,223	38,219	106,022
Average HH Income	\$75,855	\$90,618	\$94,176
Median HH Income	\$64,031	\$76,866	\$76,041

2024 American Community Survey (ACS)



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PLACER.AI DATA



7337 L St, Omaha NE



VISITS

1.3 Million
in the last 12 months



RANKING

93rd
percentile nationwide



6303 Q St, Omaha NE



VISITS

717,500
in the last 12 months



RANKING

98th
percentile nationwide
(Hotel's/Casino's)
#1 in Nebraska



6607 S 72nd St, Omaha NE



VISITS

272,900
in the last 12 months



RANKING

100th
percentile statewide
#1 in Nebraska



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LISTING TEAM



KIRK HANSON

Principal

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Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk 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), the Entrepreneurs Organization (EO) and Realty Resources.



ROCKY PRYOR

Brokerage Associate

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PROFESSIONAL BACKGROUND

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 has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

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