

PRIME LOT BY HIGHWAY 370

11222 S 167th Ct, Gretna, NE 68028

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime lot available for ground lease/sale just off the high-traffic Highway 370, offering exceptional visibility and accessibility. Strategically located near the rapidly growing Gretna Landing development, this site is surrounded by established national retailers including Walmart, Starbucks, Scooters, Taco Bell, and Arby's—making it an ideal location for a variety of commercial uses. With strong traffic counts and ongoing area development, this property presents a rare opportunity for businesses seeking a high exposure presence in one of the region's most active retail corridors.

PROPERTY HIGHLIGHTS

- Prime real estate for retail development
- Surrounded by growing residential and commercial developments
- Close proximity to major highways

OFFERING SUMMARY

Sale Price/ Lease Rate:	Negotiable
Lot Size:	1.04 Acres



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate

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RETAIL MAP



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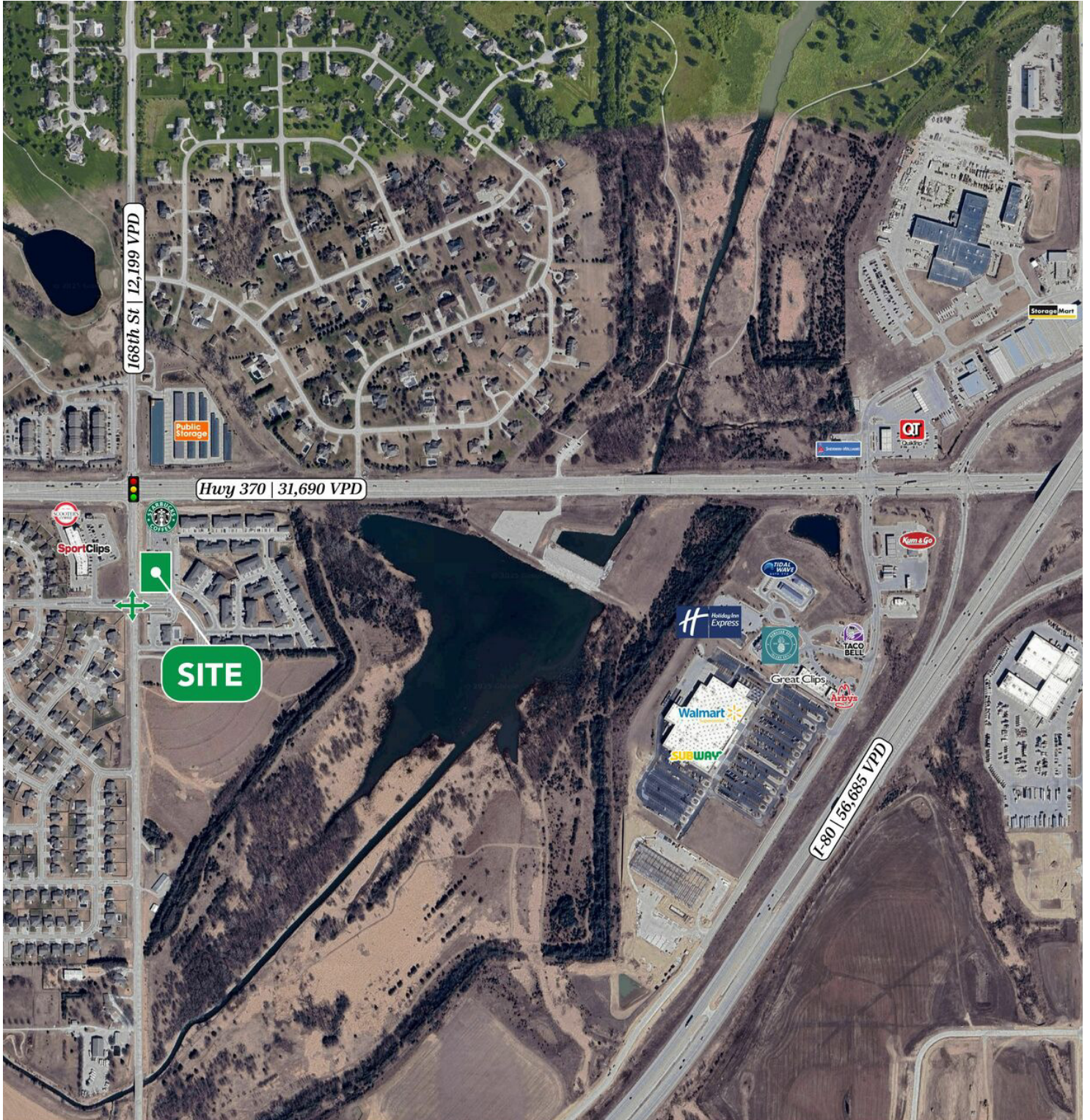
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LOCAL AERIAL



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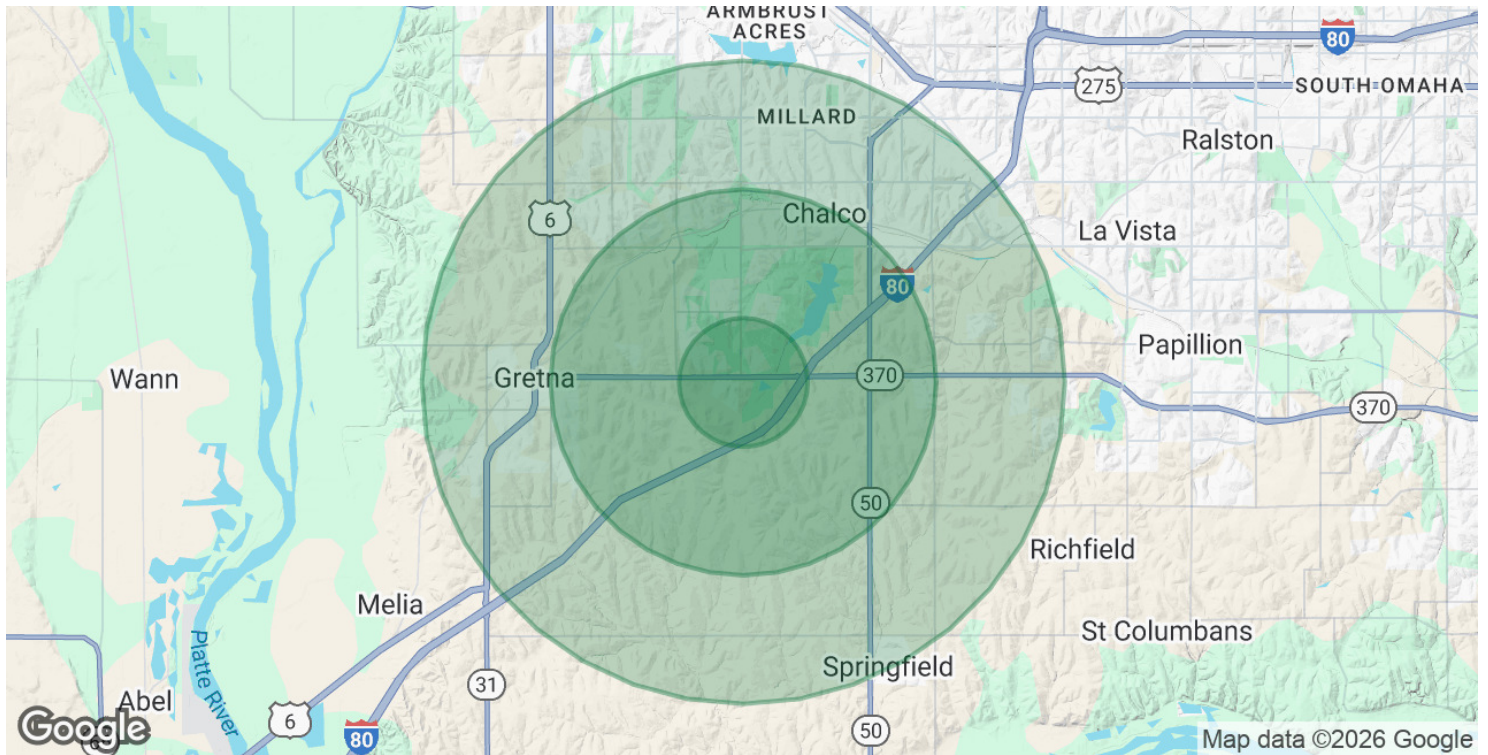
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,885	26,755	97,062
Daytime Population	1,581	24,158	79,056
Employees in Area	1,700	15,263	55,579

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,043	9,288	34,427
Average HH Income	\$178,437	\$150,503	\$147,272
Median HH Income	\$143,681	\$126,120	\$122,293

Demographics data derived from AlphaMap



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LISTING TEAM



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PROFESSIONAL BACKGROUND

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.

RECENT TRANSACTIONS

- Golf Galaxy - 120th & L St, Omaha, NE
- Ace Hardware - Shadow Lake, Papillion, NE
- Barnes & Nobles - Shadow Lake, Papillion, NE
- Sierra - Manawa Centre, Council Bluffs, IA
- Ross Dress for Less - Manawa Centre, Council Bluffs, IA
- Homegoods - Manawa Centre, Council Bluffs, IA

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