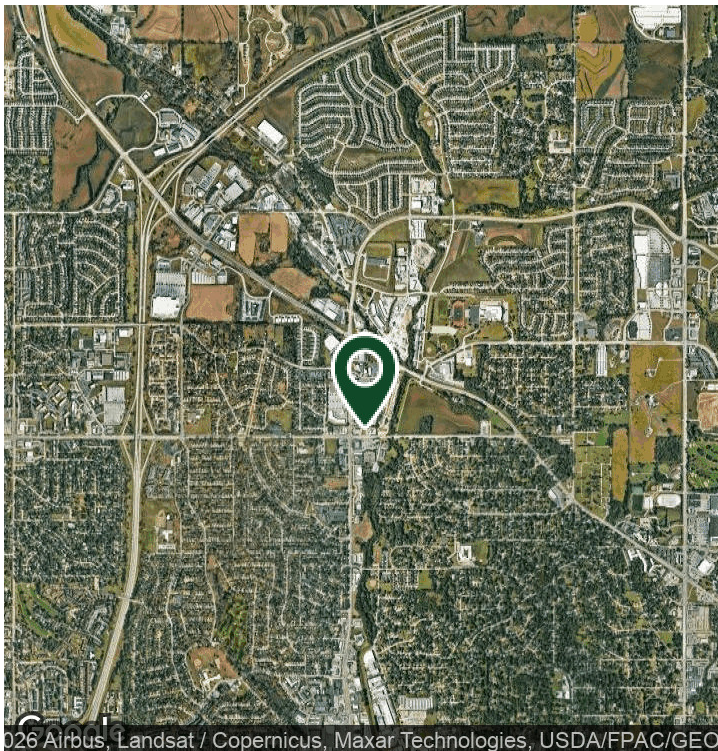


# RUNZA ADJACENT LOT

8920 Fort Street, Omaha, NE 68134

## LAND FOR GROUND LEASE



© 2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

### PROPERTY DESCRIPTION

This prime commercial property offers a strategic location next to a high performing runza. With its excellent visibility, this property presents an ideal prospect for land/retail-pad investors. Positioned for success in the Omaha area, this property is waiting to become the next thriving business hub. Embrace the opportunity to establish your presence in this sought-after location.

### PROPERTY HIGHLIGHTS

- Prime retail-pad location
- High traffic visibility
- Easy access to main roads

### OFFERING SUMMARY

|                    |            |
|--------------------|------------|
| Ground Lease Rate: | \$80,000   |
| Available SF:      | 0.55 Acres |



ACCESS Commercial, LLC

ROCKY PRYOR

rocky@accesscommercial.com

402.216.7887

Brokerage Associate



# RUNZA ADJACENT LOT

8920 Fort Street, Omaha, NE 68134

## OVERVIEW



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**ROCKY PRYOR**  
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Brokerage Associate

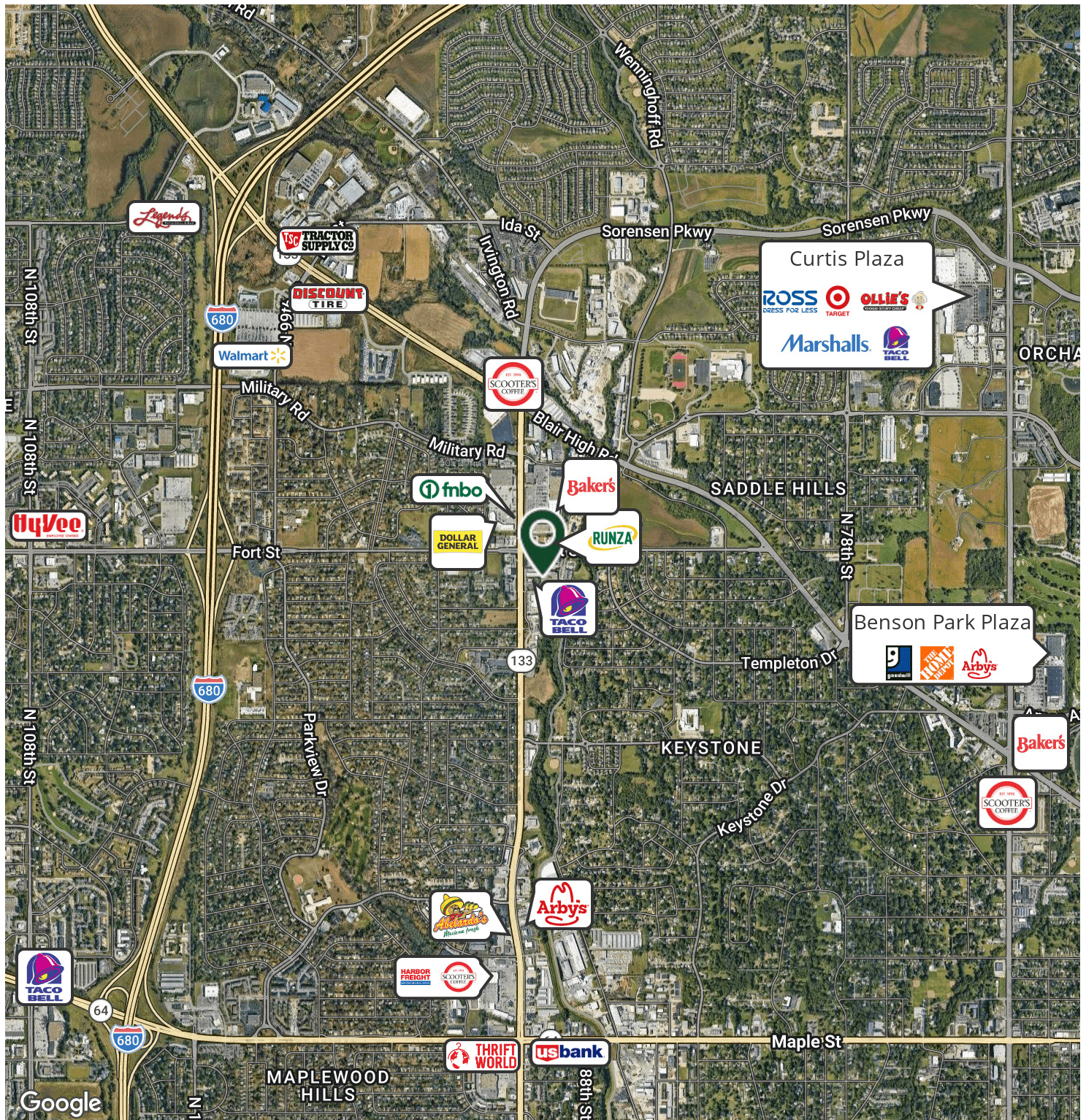
ACCESS Commercial, LLC | 10730 Pacific St Suite 220, Omaha, NE 68114 | 402.502.1983 | [accesscommercial.com](http://accesscommercial.com)



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## RETAIL MAP



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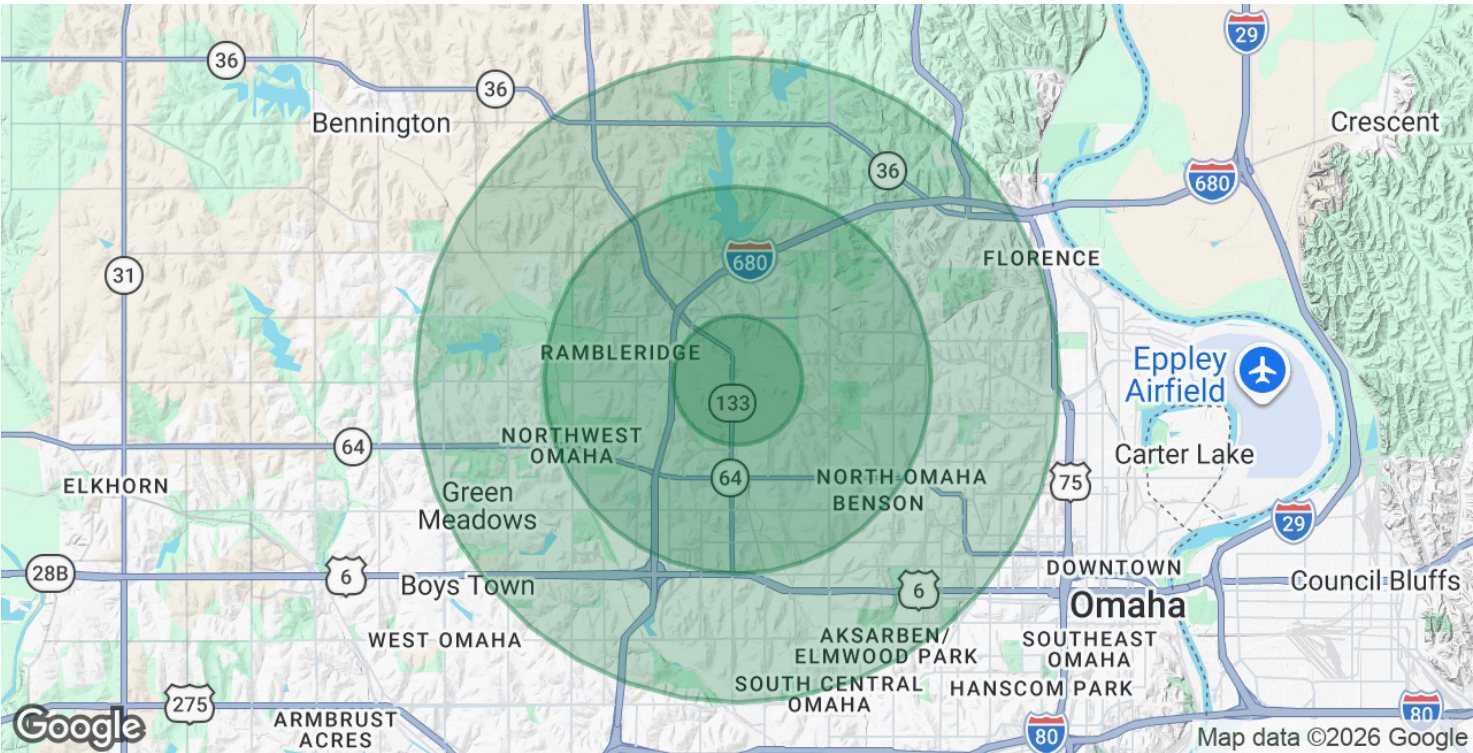
Brokerage Associate



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## DEMOGRAPHICS MAP & REPORT



| POPULATION         | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Population   | 10,875 | 90,940  | 214,080 |
| Daytime Population | 12,545 | 84,776  | 280,151 |
| Employees in area  | 4,218  | 34,726  | 111,655 |
| Businesses         | 379    | 2,534   | 7,013   |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES   |
|---------------------|----------|----------|-----------|
| Total Households    | 4,235    | 38,587   | 89,093    |
| Average HH Income   | \$90,764 | \$82,733 | \$102,112 |

2024 American Community Survey (ACS)



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## LISTING TEAM



**ROCKY PRYOR**

Brokerage Associate

rocky@accesscommercial.com

Direct: 402.216.7887

## 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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