

72ND & SCHRAM, PAPILLION, NE 68046

## SHADOW LAKE COMMERCIAL

\$8.50 / SF



**INVESTORS  
REALTY INC.**

**SALE BROCHURE**



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CoStar  
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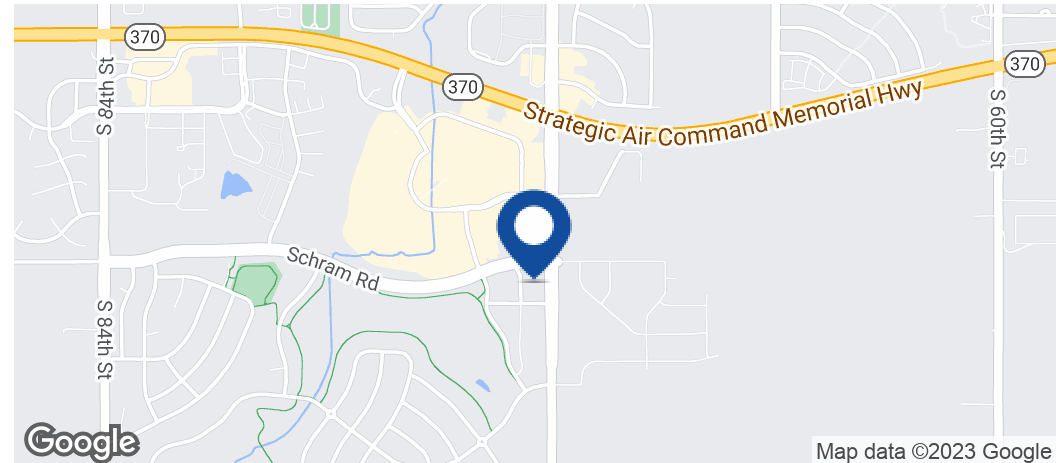
**CRE**  
THE COUNSELORS  
OF REAL ESTATE



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# SHADOW LAKE COMMERCIAL

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$8.50 / SF
Zoning:	MU
Market:	Omaha
Submarket:	Southeast Omaha
Traffic Count:	45,050

### PROPERTY OVERVIEW

According to a 2017 National Citizen Survey, 96% said Papillion is an excellent or good place to live, 92% plan to remain in Papillion for the next 5 years and 97% would recommend living in Papillion to someone who asked.

### PROPERTY HIGHLIGHTS

- Located at the center of activity in Nebraska's fastest growing county
- Shadow Lake Towne Center - 880,000 sf regional lifestyle center
- Cobalt Credit Union Headquarters - 4 stories, 90,000 sf, \$20 million facility
- Shadow Lake neighborhood - 750 lots with 550+ rooftops; Greater Omaha's most successful residential development



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## PROPERTY DETAILS

### SALE PRICE

**\$8.50 / SF**

### LOCATION INFORMATION

Building Name	Shadow Lake Commercial
Street Address	72nd & Schram
City, State, Zip	Papillion, NE 68046
County/Township	Sarpy
Market	Omaha
Submarket	Southeast Omaha
Cross Streets	72nd & Schram

### LAND

Number Of Lots	1
Best Use	Commercial
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	MU
Lot Size	2.75 Acres
Corner Property	Yes
Traffic Count	45,050
Traffic Count Street	72nd & Hwy 370 (2016)
Waterfront	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
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### UTILITIES & AMENITIES

Power	
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## LAND LOTS

# OF LOTS | 1  
BEST USE | Commercial  
TOTAL LOT SIZE | 2.75 Acres  
TOTAL LOT PRICE | \$8.50 / SF

STATUS	LOT #	SIZE	PRICE	ZONING
Available	1 Rep 5	2.75 Acres	\$8.50 / SF	MU



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## CLOSE VIEW AERIAL



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## RETAILER MAP



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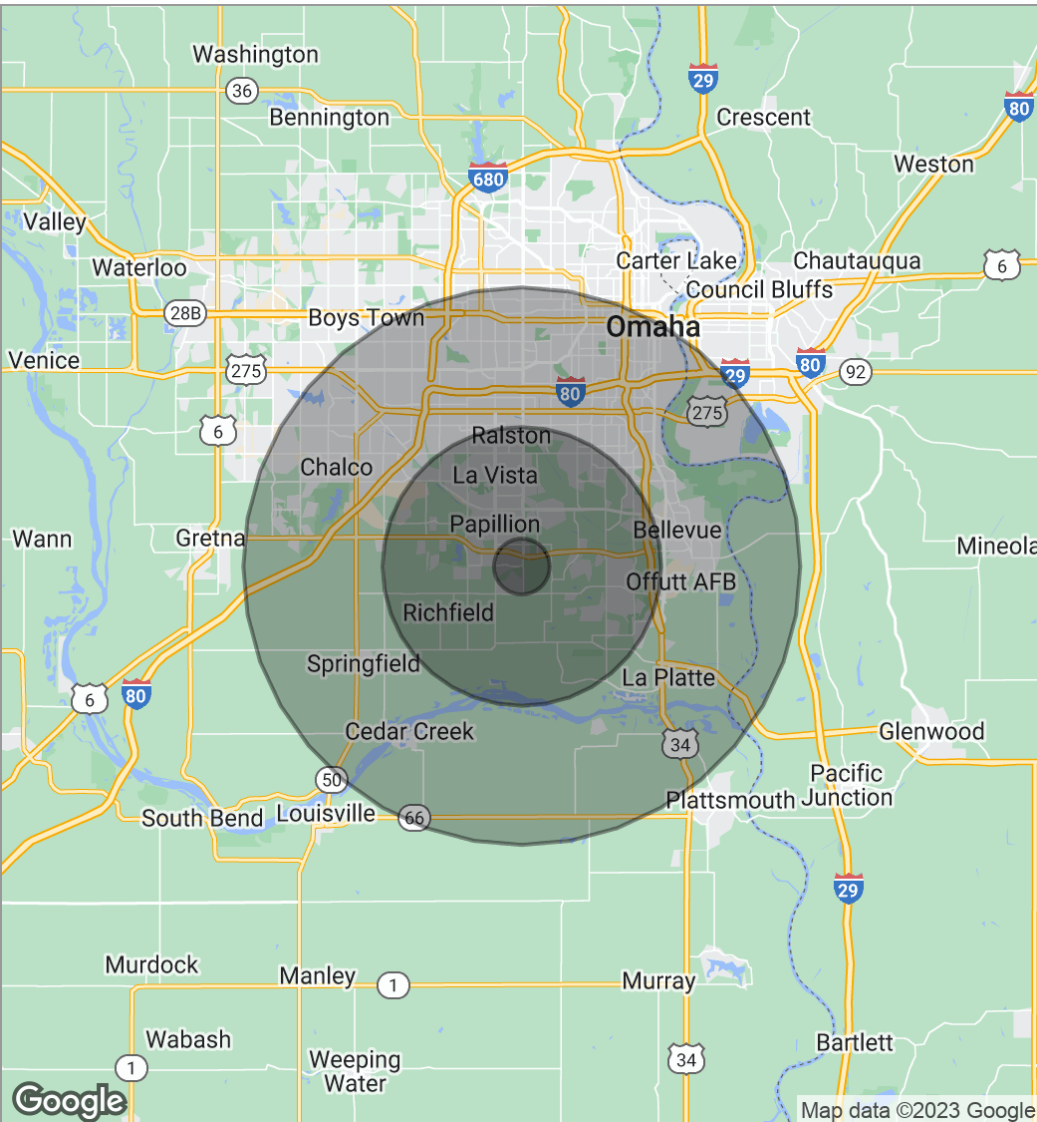




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# SHADOW LAKE COMMERCIAL

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,153	103,347	434,500
Median age	30.6	33.8	34.1
Median age (Male)	30.1	33.0	33.1
Median age (Female)	30.9	34.7	35.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,262	37,940	171,854
# of persons per HH	2.5	2.7	2.5
Average HH income	\$70,430	\$79,055	\$67,260
Average house value		\$200,687	\$169,453

*\* Demographic data derived from 2020 ACS - US Census*



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