



**SHADOW LAKE TOWNE CENTER PAD SITE**  
11707 S. 73RD STREET, PAPERILLION, NE 68046

±0.57 Acre Pad Site | For Sale or Lease

72nd Street

SITE

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### PROPERTY OVERVIEW

Take advantage of one of the last opportunities to become part of Shadow Lake Towne Center. This prime retail/office lot, located adjacent to the new Chase Bank, is available for sale or lease. Join a strong mix of national and local tenants, including major anchors like Hy-Vee, Dick's Sporting Goods, and JCPenney, in this 650,000+ SF power center. Also situated within one mile of the new Tower District and Midlands Place, this site is at the heart of Sarpy County's thriving retail corridor with excellent frontage on 72nd Street. Sarpy County has been Nebraska's fastest growing county for over a decade, and the area continues to see robust development, with over 350 apartment units and 180 single family lots under construction, or recently completed within a mile of the property.




For more information on sale terms and exclusions, please contact the listing agents



### PROPERTY HIGHLIGHTS

Lease Rate	\$65,000/Year
Sale Price	Call Agents
Total Site Area	±0.57 AC
Gross SF	±24,858 SF
Traffic Count	44,050 EADT (72nd & HWY 370)
Zoning	MU

### NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	7,486	\$87,726	3,116
2 Miles	46,284	\$118,619	17,145
3 Miles	128,195	\$95,983	50,181

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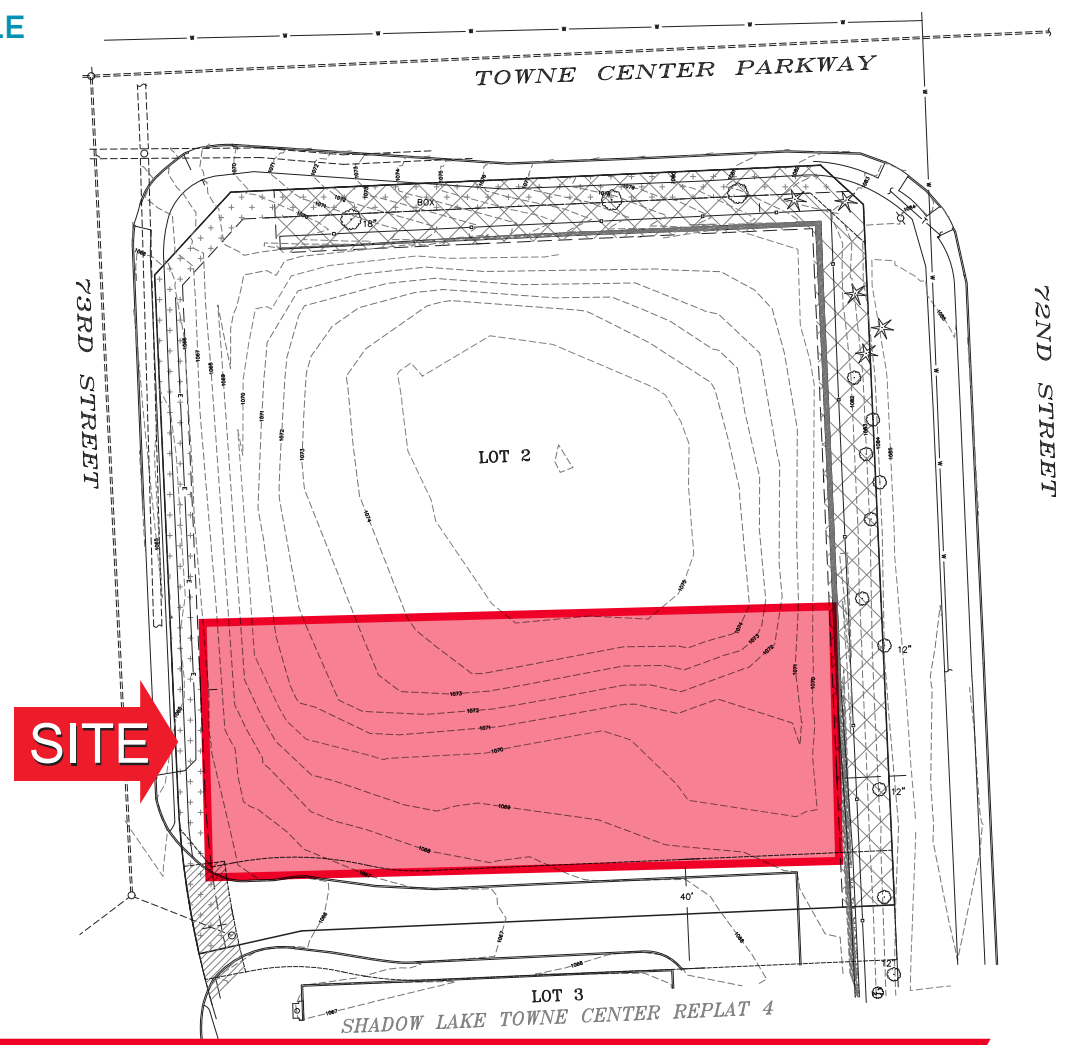


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PROPERTY SURVEY AVAILABLE



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