



SHADOW LAKE TOWNE CENTER

7775 OLSON DRIVE, PAPILLION, NE



LEASING BROCHURE

Leased By: ACCESS Commercial | www.accesscommercial.com

Owned & Managed By: Prep Property Group | www.preppg.com

SITE PLAN



PROPERTY HIGHLIGHTS

- Regional location in the highest growth area in the Omaha Metro
- Second most visited shopping center in the metro
- 6.7 million visits per year
- Strong mix of national & local users
- Strong year-over-year sales growth
- Grocery anchored lifestyle center
- Ample parking
- High incomes (\$143,306 within a 3-mile radius)
- Direct access to Highway 370
- High traffic counts at intersection (47,305 vehicles per day)
- Main retail hub for Offutt Air Force Base and Sarpy County
- Unique architecture & design
- Community oriented with public events & entertainment
- Papillion is ranked #2 in Money Magazine for best places to live

SITE PLAN: SMALL SHOP SPACES AVAILABLE



LEASED



AT LEASE



AVAILABLE
FOR LEASE

UNIT	TENANT	SF
C105	Visionworks	3,500
M101	Storage	3,550
R101	Ika Ramen	3,052
R102	LOI	2,418
R103	Available	3,946
R105	Available	774
R107	Available	1,769
R109	Tropical Smoothie Cafe	1,408
R111	Riddle's	6,226
R115	Available	3,821
R117	Available	4,055
R119	Old Navy	15,574
R121	Isla Del Mar	2,413
S101	Early Bird	3,407
S103	Hotworx	2,210
S105	Back Nine Golf	2,839
S108	Available	3,398
S108	Deka Lash	1,476
S110	At Lease	1,177
S111	Available	3,062
S113	Available	3,330
S115	Available	3,553
S117	Available	1,250
S119	Sipcha	1,363
S121	Michaels	21,830
T101	Copp's Pizza	5,120

UNIT	TENANT	SF
T105	Wine Cellar	1,817
T107	LensCrafters	3,061
T109	Available	1,979
T111	Available	4,346
T113	Prime IV	2,116
T115	Available	3,496
T117	Torrid	3,470
T119	Skin Experts	2,537
T121	Bath & Body Works	3,065
T123	Chocolaterie Stam	1,237
T127	Kay Jewelers	2,547
U101	Cox Communications	3,647
U105	Maurices	5,193
U107	Available	4,507
U109	Ann Taylor Loft	5,500
U110	Available	1,414
U111	Victoria's Secret	8,200
U112	Top Q Nails	1,686
U113	Sola Salon	5,001
U115	Available	1,736
U117	Carhartt	4,500
U119	AT&T	2,000
W101	Sprint	3,104
W105	Available	1,303
W109	Mattress Firm	3,117

AVAILABLE SMALL SHOP SPACES



Building U: Spaces Available		
U107	U110	U115
4,507 SF	1,414 SF	1,736 SF



Building R: Spaces Available				
R103	R105	R107	R115	R117
3,946 SF	774 SF	1,769 SF	3,821 SF	4,055 SF



Building S: Spaces Available				
S108	S111	S113	S115	S117
3,398 SF	3,062 SF	3,330 SF	3,553 SF	1,250 SF

AVAILABLE SMALL SHOP SPACES



Building T: Spaces Available		
T109	T111	T115
1,979 SF	4,346 SF	3,496 SF



Space Available
W105
1,303 SF

AVAILABLE SMALL SHOP SPACES



Shadow Lake Towne Center Facts

On event days shops reports a 40-300% increase in sales

2024's Santa's workshop had a 75% increase in visitors over the holiday season

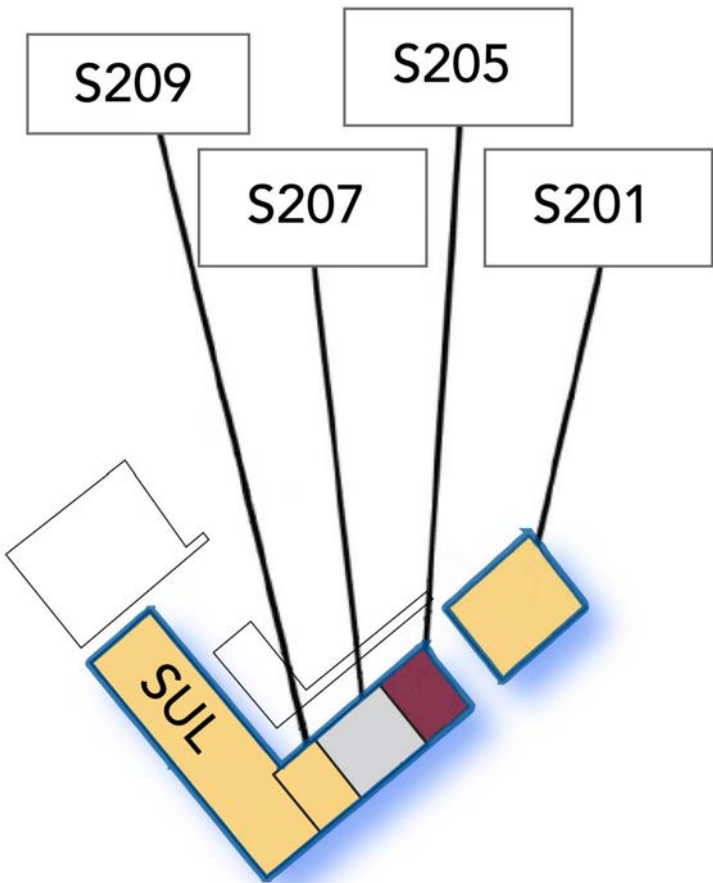
Traffic counts in 2024 continued to rise week over week from 2023

Occupancy % on the rise

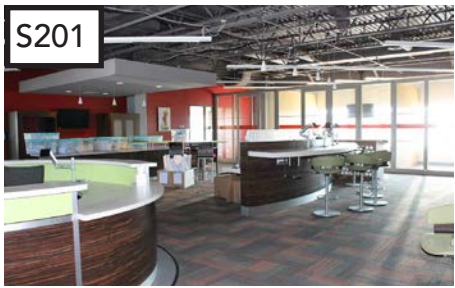
On Average the mall hosts 25 events/ year during business hours,
helping tenants increase foot traffic

Old Navy quote regarding event days:
"Sales were up 160% from the previous week" 5/19.2025

SITE PLAN BUILDING S: OFFICE SPACE AVAILABLE



UNIT	TENANT	SF
S201	AVAILABLE	4,567
S205	MGMT OFFICE	
S207	CMG FINANCIAL	2,734
S209	AVAILABLE	1,660
SUL	AVAILABLE	8,820
TOTAL	AVAILABLE	15,047



OFFICE SPACE HIGHLIGHTS

- Visible to 370 and main streetscape of Shadow Lake Town Center
- Secured Lobby with Elevator
- Many Amenities Walkable
- Covered Parking and High Overall Parking Ratio
- Great Signage Opportunities
- Common Restrooms

SPACE DETAILS

- S201 - Former Office Space, Turnkey Ready
- SUL - Raw Shell Space, Build Out Ready
- S209 - Former Office Space, Turnkey Ready



Shadow Lake Towne Center is a shopping destination and has so much to offer. Shadow Lake Towne Center is a 654,666 square-foot regional shopping center located at the southwest corner of 72nd Street and Highway 370 in the Omaha suburb of Papillion, Nebraska. Originally built in 2007, the property features Dick's Sporting Goods, JCPenney, ULTA, Ross, PetSmart, Old Navy, Burlington, 5 Below, TJMaxx, Michael's, Victoria's Secret, Hy-Vee Grocery, Skechers, Home Goods and other national and regional tenants. Special events, popular retailers and a mixture of dining options draw people from miles away to Shadow Lake Towne Center.



PROMINENT TENANTS

HY-VEE



HY-VEE GROCER
(1.5 Million visits in past
12 months)

MICHAELS CRAFTS
HOME GOODS

DICK'S



DICK'S SPORTING
GOODS
(389K visits in past 12
months)

WALL TO WALL WINE
AND SPIRITS
RALLY HOUSE

BURLINGTON



BURLINGTON
(214k visits in past 12
months)

OLD NAVY
BARNES & NOBLE

PETSMART



PETSMART
(365k visits in past 12
months)

5 BELOW
ULTA

TEXAS ROADHOUSE



TEXAS ROADHOUSE
(443K visits in past 12
months)

ROSS
FAMOUS FOOTWEAR
SKECHERS

TJ MAXX



TJ MAXX
(487K visits in past 12
months)

JCPENNEY
ACE HARDWARE

RESTAURANTS

EARLY BIRD



IKA RAMEN



COPPS PIZZA



TEXAS ROADHOUSE



OLIVE GARDEN



BWW



BUFFALO WILD WINGS
COPPS PIZZA CO
EARLY BIRD
FREDDY'S FROZEN CUSTARD
IKA RAMEN
ISLA DEL MAR
OLIVE GARDEN
SUBWAY
TEXAS ROADHOUSE
TROPICAL SMOOTHIE CAFE
WINE CELLAR
SIPCHA



ABOUT OMAHA AND PAPILLION/LAVISTA

Omaha is Nebraska's largest and fastest-growing metropolitan area. Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters, including Mutual of Omaha, and Berkshire Hathaway. Omaha has a world-class concentration of medical facilities, including the University of Nebraska Medical Center, Methodist Health Systems, and CHI Health. The largest employer in the area is Offutt Air Force Base, which is home to the U.S. Strategic Command Center.

Papillion and LaVista are two of the fastest-growing cities in Nebraska. Both are recognized nationally as "Best Cities" year after year. Sarpy County is where most of the housing growth for the metro will happen over the next 15 years.

(Source: Greater Omaha Chamber)

MSA

OMAHA

POPULATION
1,004,771

TOTAL HOUSEHOLDS
393,949
AVERAGE HOUSEHOLD INCOME
\$118,682

TOTAL HOUSING UNITS
423,114

AVERAGE HOUSEHOLD SIZE
2.5

MEDIAN AGE
35.8

SARPY COUNTY ECONOMIC OVERVIEW

It's no secret that Sarpy County is a state leader in economic growth. The county attracts thousands of new residents annually and county leaders continue to welcome new businesses. And, in 2021, Facebook and Google announced expansions in Sarpy County. Census data released in 2021 showed that Sarpy County grew by 31,764 people over the last decade – a 20% increase. Sarpy, the third largest county in Nebraska, now has 190,604 residents.



SARPY COUNTY TOP EMPLOYERS

1. Offutt Air Force Base
2. PayPal, Inc.
3. Bellevue Public School District
4. Papillion-La Vista Public Schools
4. Werner Enterprises
5. Gretna Public Schools
6. Sarpy County
7. Bellevue University

DEMOGRAPHICS

1 MILE

POPULATION

9,156

TOTAL HOUSEHOLDS

3,749

**AVERAGE HOUSEHOLD
INCOME**

\$121,274

TOTAL HOUSING UNITS

3,749

**AVERAGE
HOUSEHOLD SIZE**

2.4

MEDIAN AGE

36

3 MILE

POPULATION

46,941

TOTAL HOUSEHOLDS

17,586

**AVERAGE HOUSEHOLD
INCOME**

\$143,306

TOTAL HOUSING UNITS

17,586

**AVERAGE
HOUSEHOLD SIZE**

2.6

MEDIAN AGE

37

5 MILE

POPULATION

128,730

TOTAL HOUSEHOLDS

50,378

**AVERAGE HOUSEHOLD
INCOME**

\$123,363

TOTAL HOUSING UNITS

50,378

**AVERAGE
HOUSEHOLD SIZE**

2.5

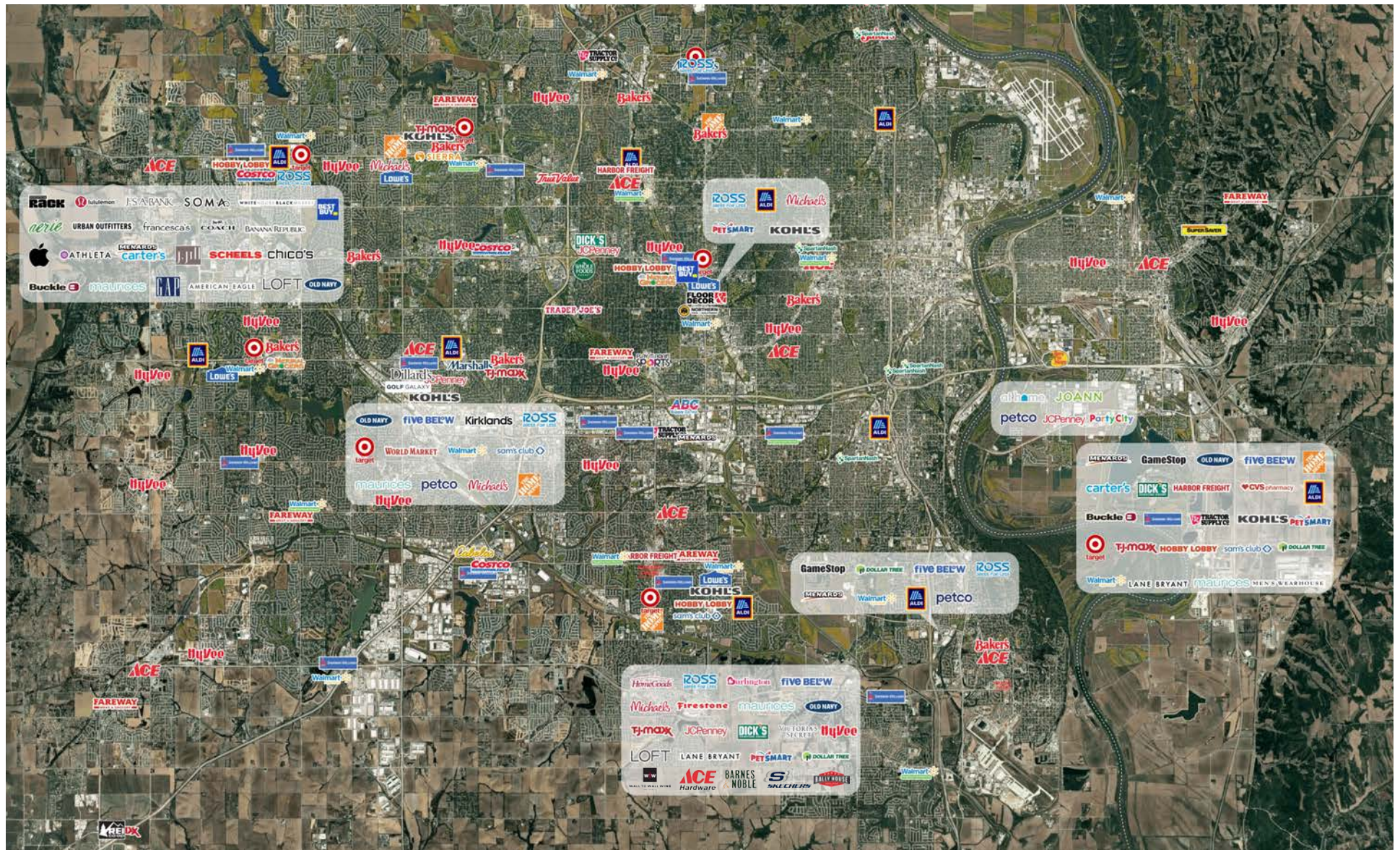
MEDIAN AGE

35.5

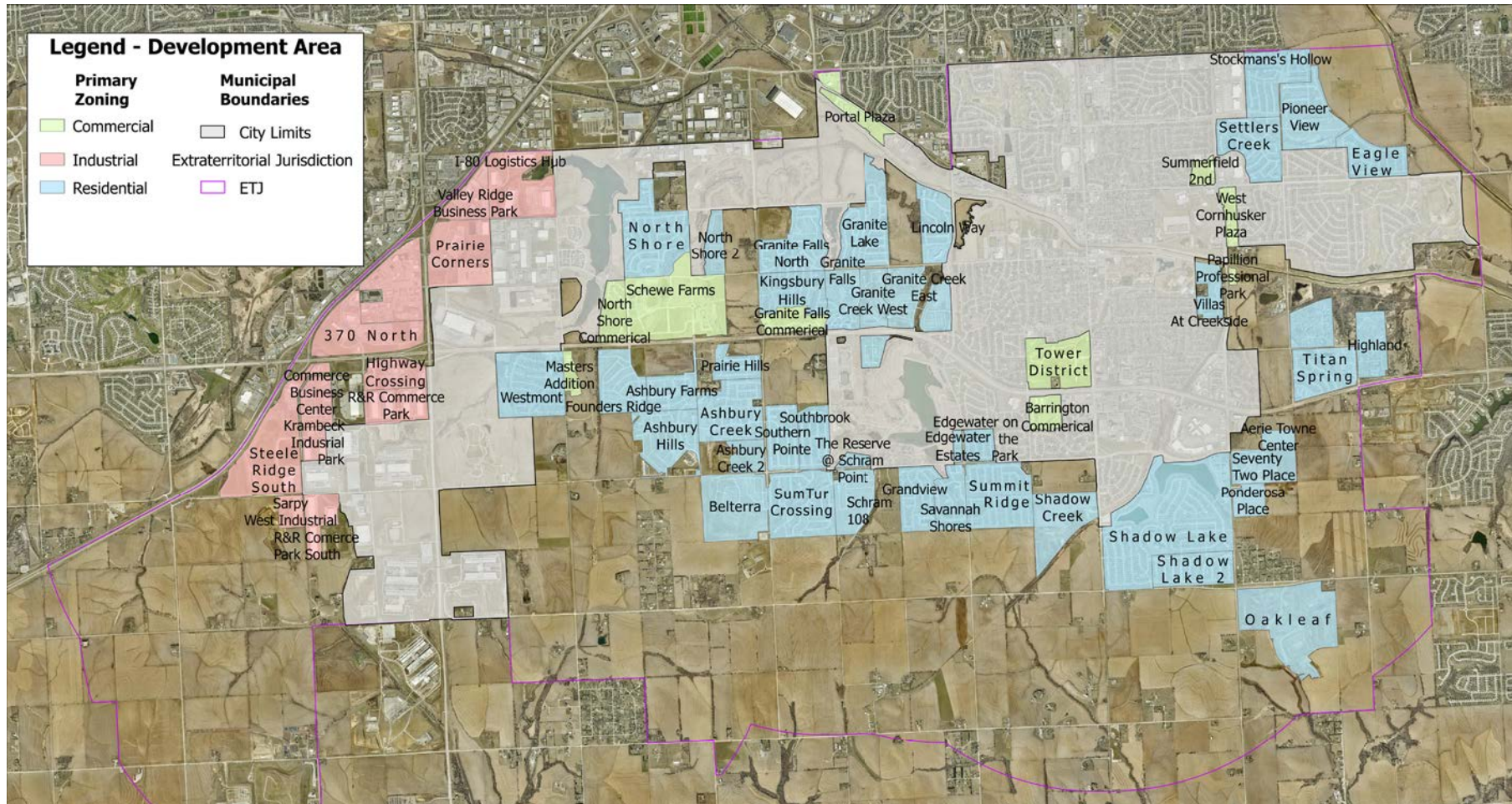


LOCAL TENANT MAP





DEVELOPMENT AERIALS



NEW DEVELOPMENTS IN PAPILLION, NEBRASKA

SHADOW LAKE TOWNE CENTER LEASING BROCHURE



LEASING CONTACT INFORMATION

Amber Olson
C: (402) 618-5523
amber@accesscommercial.com

Emily Faltys
C: (402) 992-0848
emily@accesscommercial.com

