

# FOR SALE OR LEASE

2.56 ACRES | 774 -8,820 SF

7775 OLSON DRIVE, PAPIILLION, NE 68046



SHADOW LAKE  
TOWNE CENTER



**PACE**  
PROPERTIES

# THE RETAIL HEART OF PAPILLION

Located at the high-traffic intersection of Highway 370 and 72nd Street in Papillion, Nebraska, Shadow Lake Towne Center is a premier open-air regional shopping destination serving the greater Omaha metro area. Spanning more than 650,000 square feet, the center offers a dynamic mix of national retailers, restaurants, entertainment, and everyday conveniences in a vibrant, walkable environment.

Anchored by leading retailers including Dick's Sporting Goods, HomeGoods, Ulta Beauty, TJ Maxx, Old Navy, PetSmart, and JCPenney, Shadow Lake Towne Center draws a strong, consistent customer base from across the rapidly growing Papillion and Sarpy County communities. The center's blend of shopping, dining, and entertainment creates a true lifestyle destination that encourages extended visits and repeat traffic year-round.

Conveniently located about ten miles southwest of downtown Omaha, the property benefits from exceptional visibility, regional accessibility, and strong surrounding demographics. Seasonal events, concerts, and community programming further enhance the customer experience and reinforce Shadow Lake Towne Center as a central gathering place for the community.

# TRADE AREA AERIAL



# DEMOGRAPHICS THAT DELIVER

1-MILE | 3-MILE | 5-MILE

## POPULATION

8,663 | 47,395 | 128,384

## DAYTIME POPULATION

4,986 | 21,406 | 58,122

## HOUSEHOLDS

3,515 | 17,647 | 49,790

## AVERAGE HH INCOME

\$131,836 | \$146,422 | \$128,638

## TOTAL RETAIL SPEND

\$190.97M | \$1.1B | \$2.85B

## EMPLOYEES

2,906 | 11,115 | 30,054



# SITE PLAN

## FEATURED TENANTS



JCPenney

T.J. maxx

Burlington

HomeGoods



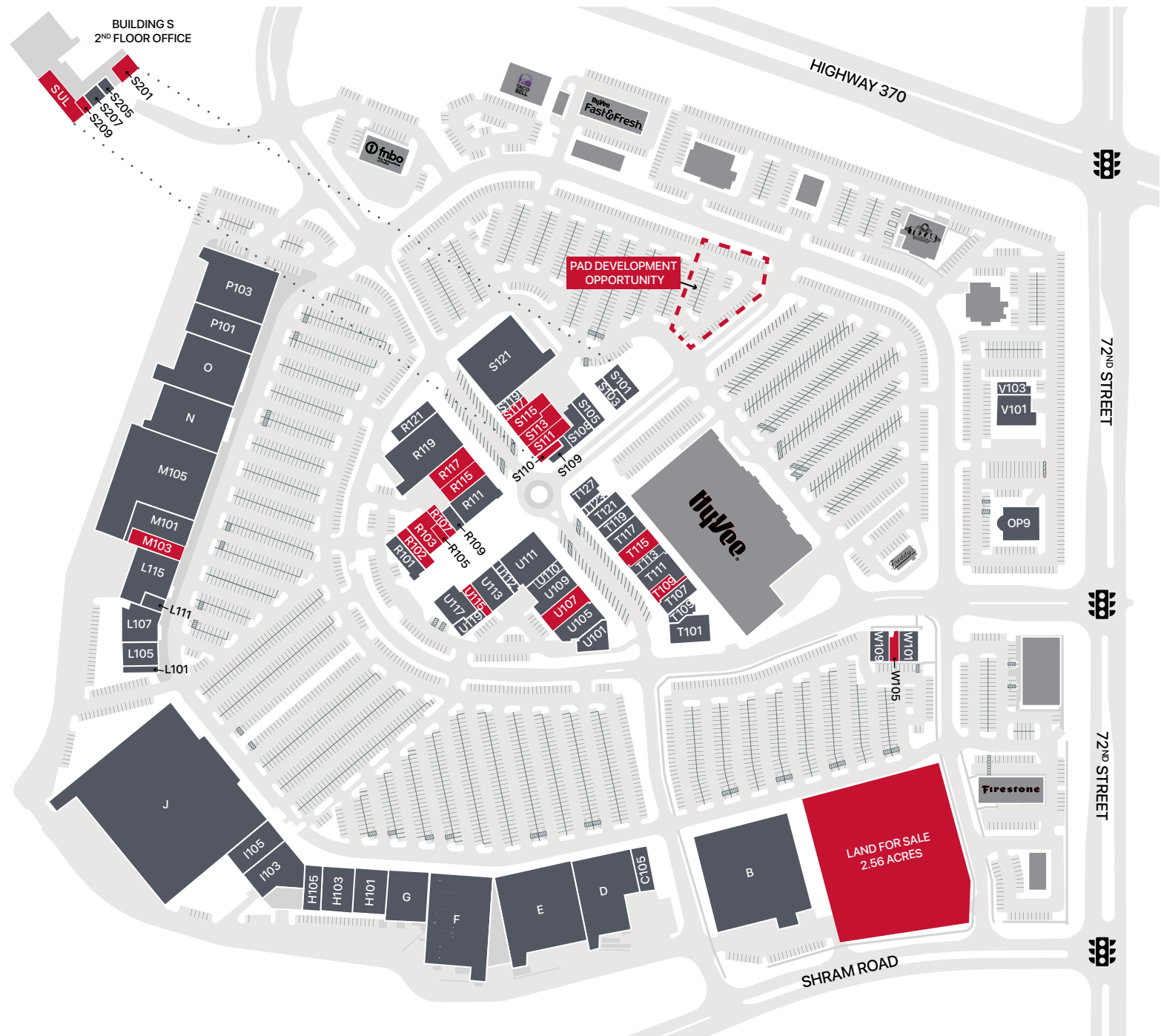
OLD NAVY

PETSMART

ROSS  
DRESS FOR LESS

Michaels

BARNES & NOBLE



PACEPROPERTIES.COM | 402.929.9898  
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TENANT	SUITE	SF
Dick's Sporting Goods	B	50,000
Eyemasters	C105	3,500
HomeGoods	D	21,804
TJ Maxx	E	32,652
Wall to Wall	F	29,998
ULTA Beauty	G	9,969
Rally House	H101	7,500
Famous Footwear	H103	7,000
Little Green Apple Hallmark	H105	4,000
Dollar Tree	I103	10,100
Lane Bryant	I105	7,200
JCPenney	J	102,593
Sally Beauty Supply	L101	1,202
Carter's	L105	4,492
Dogtopia	L107	6,112
Subway	L111	1,480
Skechers	L115	10,340
Five Below	M101	9,996
AVAILABLE	M103	2,968
Burlington	M105	36,766
Ross Dress for Less	N	18,000
PetSmart	O	20,087
Red Robin	OP9	6,350
Barnes & Noble	P101	11,997
Ace Hardware	P103	18,000
IKA Ramen	R101	3,000
AVAILABLE	R102	2,998

TENANT	SUITE	SF
AVAILABLE	R103	3,946
AVAILABLE	R105	774
AVAILABLE	R107	1,769
Tropical Smoothie Café	R109	1,408
Riddles Jewelry	R111	6,226
AVAILABLE	R115	3,821
AVAILABLE	R117	4,055
Old Navy	R119	15,574
Isla Del Mar	R121	2,413
Early Bird	S101	3,407
HOTWORX	S103	2,210
The Back Nine	S105	2,839
Ellynne Bridal	S108	3,398
Deka Lash	S109	1,476
AVAILABLE	S110	1,177
AVAILABLE	S111	3,062
AVAILABLE	S113	3,330
AVAILABLE	S115	3,553
AVAILABLE	S117	1,250
Sip Cha	S119	1,363
Michaels	S121	21,830
AVAILABLE	S201	4,567
SCMG Mortgage	S207	2,734
AVAILABLE	S209	1,660
AVAILABLE	SUL	8,820
Copp's Pizza	T101	5,120
Wine Cellar 510	T105	1,817

TENANT	SUITE	SF
LensCrafters	T107	3,061
AVAILABLE	T109	1,979
Bath & Body Works	T111	4,346
Prime IV Hydration & Wellness	T113	2,116
AVAILABLE	T115	3,496
Torrid	T117	3,470
Skin Experts	T119	2,537
Bath & Body Works	T121	3,065
Stam Chocolates	T123	1,237
Kay Jewelers	T127	2,547
Cox Communications	U101	3,647
Maurices	U105	5,193
AVAILABLE	U107	4,507
Loft	U109	5,500
Reds Boutique	U110	1,414
Victoria's Secret	U111	8,220
Onyx Nails & Spa	U112	1,686
Sola Salon	U113	5,001
AVAILABLE	U115	1,736
Carhartt	U117	4,500
AT&T	U119	2,000
Buffalo Wild Wings	V101	5,500
Verizon Wireless	V103	2,312
Spint - T-Mobile	W101	3,104
AVAILABLE	W105	1,303
Mattress Firm	W109	3,104
LAND FOR SALE		2.56 AC





# LET'S GET STARTED

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