

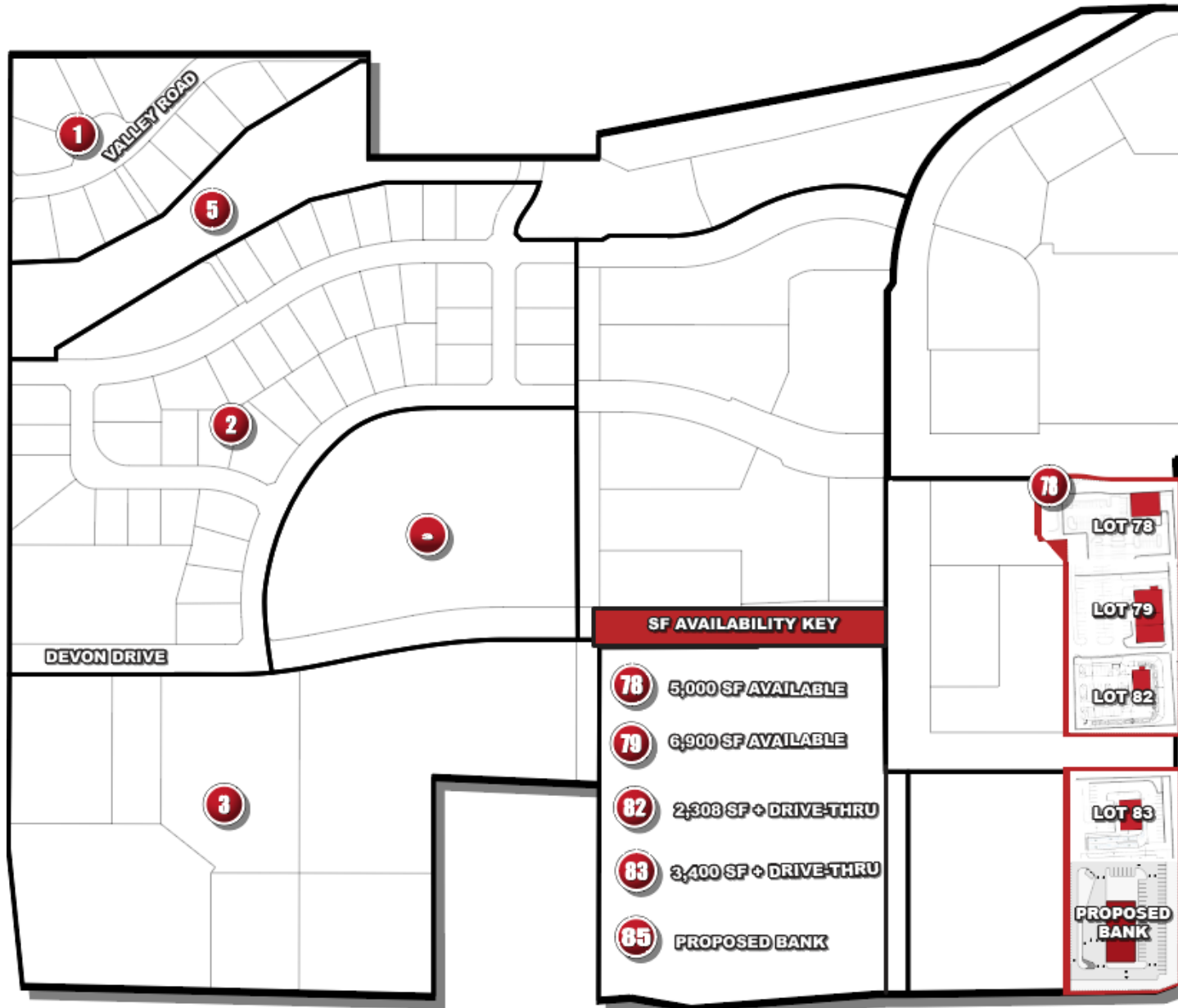
# New Retail Development – Papillion, NE

84th & Highway 370 NWC,  
Papillion, NE 68046



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**TOWER DISTRICT PADS**  
84TH & HIGHWAY 370, NWC  
PAPILLION, NEBRASKA

**PAD SITES AVAILABLE FOR LEASE**

LOT	ACREAGE	PRICE
LOT 78	5,000 SF	
LOT 79	6,900 SF	
LOT 82	2,308 SF	
LOT 83	3,400 SF	
LOT 85	PROPOSED BANK	

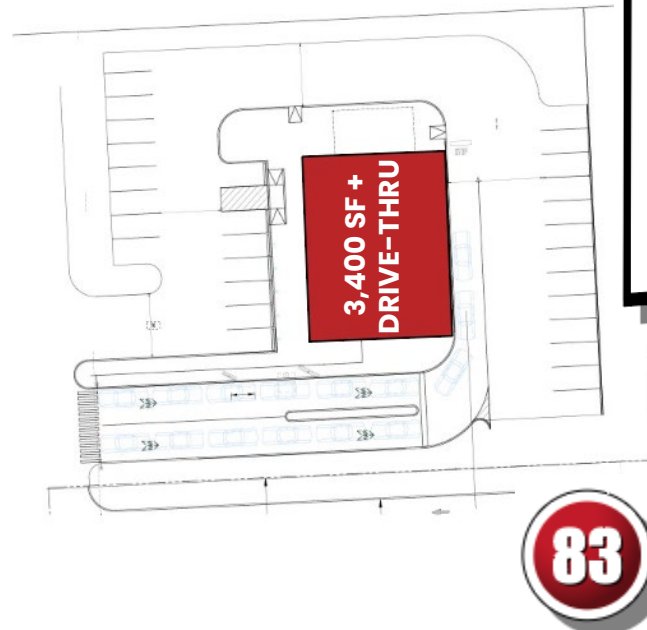
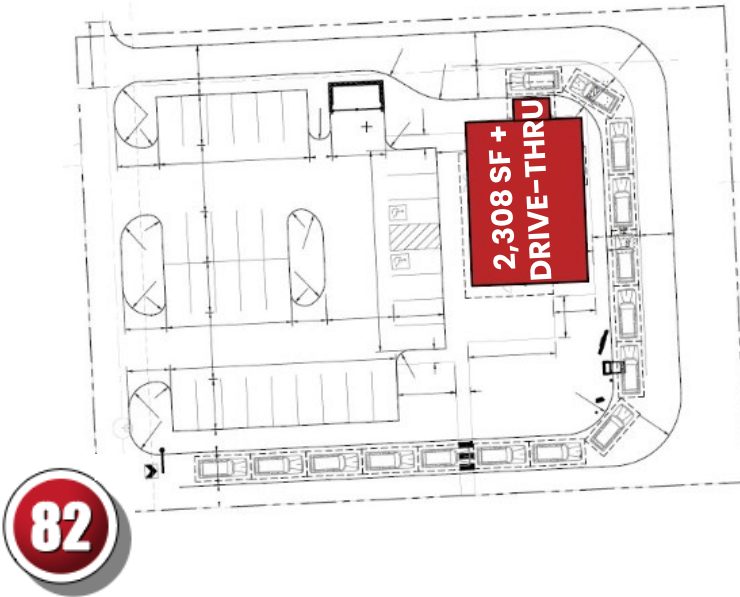
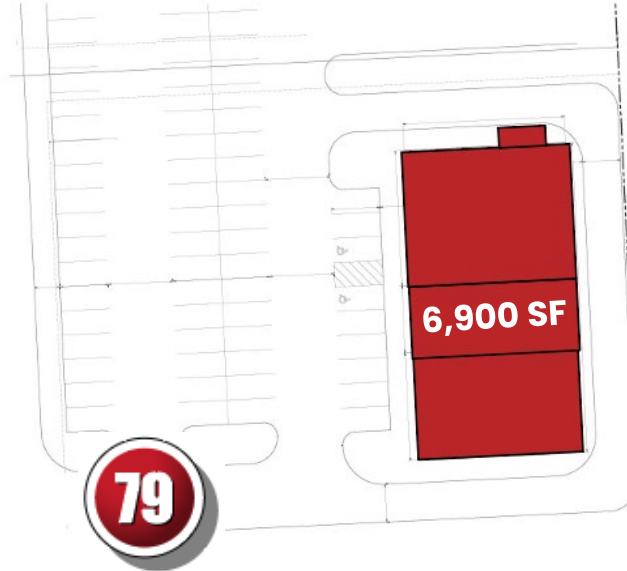
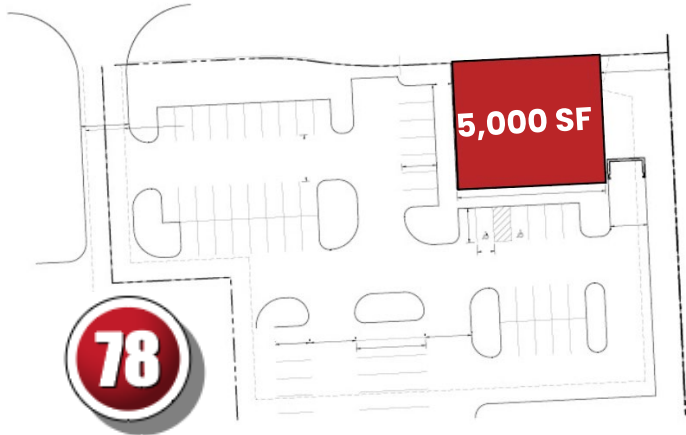
**ZONES**

<b>1</b>	3.4 ACRES, SINGLE-FAMILY
<b>2</b>	10.25 ACRES, SINGLE-FAMILY
<b>3</b>	6.19 ACRES, MULTI-FAMILY
<b>4</b>	18 ACRES, RETAIL/SENIOR LIVING/DAYCARE
<b>5</b>	4 ACRES, COMMUNITY PARK/GREEN SPACE
<b>6</b>	9.6 ACRES, COMMERCIAL
<b>8</b>	8.9 ACRES, RETAIL/HOTEL/MIXED-USE
<b>9</b>	3.037 ACRES, RETAIL/RESTAURANTS
<b>10</b>	2.49 ACRES, RETAIL/OFFICE/RESTAURANTS



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84<sup>th</sup> & Highway 370 NWC,  
Papillion, NE 68046



## SF AVAILABILITY KEY

- 78** 5,000 SF AVAILABLE
- 79** 6,900 SF AVAILABLE
- 82** 2,308 SF + DRIVE-THRU
- 83** 3,400 SF + DRIVE-THRU
- 85** PROPOSED BANK

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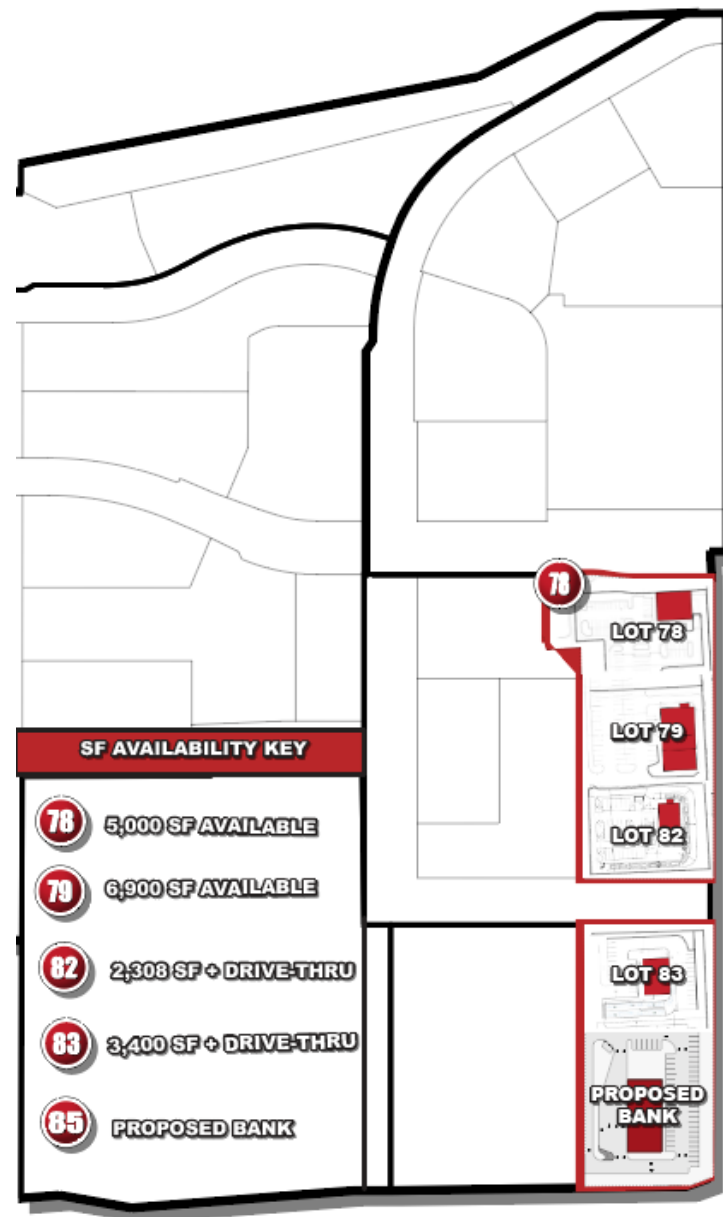
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Papillion, NE 68046

## Property Address

84<sup>th</sup> & Highway 370 NWC, Papillion, NE 68046

## Property Highlights

- Alrig USA has proposed plans to develop multiple retail buildings in conjunction with the 'Tower District Papillion,' which will feature multi-family, senior-living, residential homes, office, medical and retail.
- The five retail buildings will consist of up to **17,608 SF** available for lease.
- Located along Papillion's popular retail corridor, on Highway 370
- Build-to-suit and/or multi-tenant lease opportunities are available



Demographics	1 Mile	3 Mile	5 Mile
 Population	12,410	54,466	129,533
 Households	4,473	19,639	49,689
 Average HH Income	\$104,260	\$110,656	\$96,438
 Daytime Employment	3,656	13,139	7,264

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