

Shadow Lake Towne Center

7775 Olson Dr
Papillion, NE 68046

Center Type:
GLA: 640,328

Leasing Contact

Travis Farren

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PROPERTY HIGHLIGHTS

- High-Growth Regional Location: Positioned in one of the fastest-growing areas in the Omaha metro and serves as a primary retail hub for Offutt Air Force Base and Sarpy County.
- Top-Tier Performance: Second most visited shopping center in the metro with 6.7 million annual visits and strong year-over-year sales growth.
- Strong Demographics: Affluent trade area with average household incomes of $143,306 within a 3-mile radius and a balanced mix of national and local tenants.
- Excellent Accessibility and Traffic: Direct access to Highway 370 with high visibility and over 47,000 vehicles per day at the main intersection.
- Lifestyle Destination: Grocery-anchored center featuring unique architecture, ample parking, and a community-focused environment with events and entertainment

DEMOGRAPHICS

	1M	3M	5M
POPULATION	9,302	45,731	129,875
HOUSEHOLDS	3,720	16,835	49,786
AVG HH INCOME	$123,547	$141,967	$119,945

MAJOR TENANTS

JCPenney DICK'S Burlington TJ·maxx

DLC

Shadow Lake Towne Center

AVAILABLE SPACES

Lot 2	0 SF
SUL	0 SF
Lot 2	0 SF
M103	2,968 SF
PAD	0 SF
R102	2,998 SF
R103	3,946 SF
R105	774 SF
R107	1,769 SF
R109	1,408 SF
R115	3,821 SF
R117	4,055 SF
S UL	0 SF
S108	3,398 SF
S111	3,062 SF
S113	3,330 SF
S115	3,553 SF
S117	1,250 SF
S209	1,660 SF
T109	1,979 SF
T111	4,346 SF
T115	3,496 SF
U107	4,507 SF
U115	1,736 SF
W105	1,303 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



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CURRENT TENANTS

Available Coming Available

Lot01	First National Bank of Omaha	0 SF
Lot04	SMB Olsen	0 SF
Lot07	STORE MASTER FUNDING XIII LLC	0 SF
Lot10	Chase Bank	0 SF
Lot14	Hy-Vee, Inc	0 SF
Lot15	Freddy's Frozen Custard & Burgers	0 SF
M101	Five Below	9,996 SF
Pad3	Firestone	0 SF
RPLT5	PPG SHADOW PARCELS LLC	0 SF
X02	IEM INC	0 SF
X04	Dentsu Aegis-Cox Communication	0 SF
X05	Smith Kroeger	0 SF
X08	Hotworx Papillion	0 SF
X11	Early Bird	0 SF
X13	SKIN EXPERTS - STATIC PANEL	0 SF
X22	ONYX NAILS STATIC PANEL	0 SF
X33	CREATIVE ENTERTAINMENT LIGHT	0 SF
X34	Club Car Wash	0 SF
X39	Carters Retail, Inc Bill Board	0 SF
X44	Early Bird Rooftop Sign	0 SF
X47	RIDDLES JEWELRY STATIC PANEL	0 SF
X48	SKIN EXPERTS DIGITAL READER B	0 SF
X49	RIDDLES JEWELRY DIGITAL BOAR	0 SF
B	Dick's Sporting Goods	50,000 SF
C105	Visionworks	3,500 SF
D	HomeGoods	21,804 SF
E	TJ Maxx	32,652 SF
F	Wall to Wall Wine and Spirits	29,998 SF
G	ULTA Beauty	9,969 SF
H101	Rally House	7,500 SF
H103	Famous Footwear	7,000 SF
H105	Hallmark	4,000 SF
I103	Dollar Tree	10,100 SF
I105	Lane Bryant	7,200 SF
J	JCPenney	102,593 SF
L101	Sally Beauty Supply	1,202 SF
L105	Carter's	4,492 SF
L107	Dogtopia	6,112 SF
L111	Subway	1,480 SF
L115	Skechers	10,340 SF
Lot	Wallup, LP	0 SF
M101	Vacant	0 SF
M105	Burlington	36,766 SF
N	Ross Dress for Less	18,000 SF
O	PetSmart	20,087 SF
OP 9	Red Robin	6,350 SF
P101	Barnes & Noble	12,000 SF
P103	Ace Hardware	18,000 SF
R101	Ika Ramen	3,000 SF
R111	Riddle's Jewelry	6,226 SF
R119	Old Navy	15,574 SF
R121	Isla Del Mar	2,413 SF
S101	Early Bird	0 SF
S103	Hotworx	2,210 SF
S105	The Back Nine	2,839 SF
S109	Deka Lash	1,476 SF
S110	Auntie Anne's	1,117 SF
S119	Sip Cha Tea	1,363 SF
S121	Michaels	21,830 SF
S201	New Tenant Coming Soon	4,567 SF
S205	MGMT Office	0 SF
S207	CMG Financial	2,734 SF
T101	Copp's Pizza	5,120 SF
T105	Wine Cellar	1,817 SF
T107	LensCrafters	3,061 SF
T113	Prime IV	2,166 SF
T117	Torrid	3,470 SF
T119	Skin Experts	2,537 SF
T121	Bath & Body Works	3,065 SF
T123	Stam Chocolates	1,237 SF
T127	Kay Jewelers	2,547 SF
U101	Cox Communications	3,647 SF
U105	Maurices	5,193 SF
U109	Ann Taylor Loft	5,500 SF
U110	Red's Boutique	1,414 SF
U111	Victoria's Secret	8,200 SF
U112	Onyx Nails & Spa	1,686 SF
U113	Sola Salon Studios	5,001 SF
U117	Carhartt	4,500 SF
U119	AT&T Wireless	2,000 SF
V101	Buffalo Wild Wings	5,500 SF
V103	Verizon Wireless	2,312 SF
W101	T-Mobile	3,104 SF
W109	Mattress Firm	3,117 SF