



Shadow Lake Towne Center

7775 Olson Dr
Papillion, NE 68046

Center Type:
GLA: 640,328

Leasing Contact

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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	9,156	46,941	128,730
HOUSEHOLDS	3,749	17,586	50,378
AVG HH INCOME	\$121,274	\$143,306	\$123,363

MAJOR TENANTS








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
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

● Available ● Coming Available



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

AVAILABLE SPACES

Lot 2	0 SF
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Lot 2	0 SF
M103	2,968 SF
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Lot01	First National Bank of Omaha	0 SF	C105	Visionworks	3,500 SF	S103	Hotworx	2,210 SF
Lot04	SMB Olsen	0 SF	D	HomeGoods	21,804 SF	S105	The Back Nine	2,839 SF
Lot07	STORE MASTER FUNDING XIII LLC	0 SF	E	TJ Maxx	32,652 SF	S109	Deka Lash	1,476 SF
Lot10	Chase Bank	0 SF	F	Wall to Wall Wine and Spirits	29,998 SF	S110	Auntie Anne's	1,117 SF
Lot14	Hy-Vee, Inc	0 SF	G	ULTA Beauty	9,969 SF	S119	Sip Cha Tea	1,363 SF
Lot15	Freddy's Frozen Custard & Burgers	0 SF	H101	Rally House	7,500 SF	S121	Michaels	21,830 SF
M101	Five Below	9,996 SF	H103	Famous Footwear	7,000 SF	S201	New Tenant Coming Soon	4,567 SF
Pad3	Firestone	0 SF	H105	Hallmark	4,000 SF	S205	MGMT Office	0 SF
RPLT5	PPG SHADOW PARCELS LLC	0 SF	I103	Dollar Tree	10,100 SF	S207	CMG Financial	2,734 SF
X02	IEM INC	0 SF	I105	Lane Bryant	7,200 SF	T101	Copp's Pizza	5,120 SF
X04	Dentsu Aegis-Cox Communication	0 SF	J	JCPenney	102,593 SF	T105	Wine Cellar	1,817 SF
X05	Smith Kroeger	0 SF	L101	Sally Beauty Supply	1,202 SF	T107	LensCrafters	3,061 SF
X08	Hotworx Papillion	0 SF	L105	Carter's	4,492 SF	T113	Prime IV	2,166 SF
X11	Early Bird	0 SF	L107	Dogtopia	6,112 SF	T117	Torrid	3,470 SF
X13	SKIN EXPERTS - STATIC PANEL	0 SF	L111	Subway	1,480 SF	T119	Skin Experts	2,537 SF
X22	ONYX NAILS STATIC PANEL	0 SF	L115	Skechers	10,340 SF	T121	Bath & Body Works	3,065 SF
X33	CREATIVE ENTERTAINMENT LIGHT	0 SF	Lot	Wallup, LP	0 SF	T123	Stam Chocolates	1,237 SF
X34	Club Car Wash	0 SF	M101	Vacant	0 SF	T127	Kay Jewelers	2,547 SF
X39	Carters Retail, Inc Bill Board	0 SF	M105	Burlington	36,766 SF	U101	Cox Communications	3,647 SF
X44	Early Bird Rooftop Sign	0 SF	N	Ross Dress for Less	18,000 SF	U105	Maurices	5,193 SF
X47	RIDDLES JEWELRY STATIC PANEL	0 SF	O	PetSmart	20,087 SF	U109	Ann Taylor Loft	5,500 SF
X48	SKIN EXPERTS DIGITAL READER B	0 SF	OP 9	Red Robin	6,350 SF	U110	Red's Boutique	1,414 SF
X49	RIDDLES JEWELRY DIGITAL BOAR	0 SF	P101	Barnes & Noble	12,000 SF	U111	Victoria's Secret	8,200 SF
B	Dick's Sporting Goods	50,000 SF	P103	Ace Hardware	18,000 SF	U112	Onyx Nails & Spa	1,686 SF
			R101	Ika Ramen	3,000 SF	U113	Sola Salon Studios	5,001 SF
			R109	Tropical Smoothie Cafe	1,408 SF	U117	Carhartt	4,500 SF
			R111	Riddle's Jewelry	6,226 SF	U119	AT&T Wireless	2,000 SF
			R119	Old Navy	15,574 SF	V101	Buffalo Wild Wings	5,500 SF
			R121	Isla Del Mar	2,413 SF	V103	Verizon Wireless	2,312 SF
			S101	Early Bird	0 SF	W101	T-Mobile	3,104 SF
						W109	Mattress Firm	3,117 SF

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