



NEW RETAIL DEVELOPMENT • NOW LEASING

GRETNA TOWNE CENTER

Hwy 370 & S 192nd St • Gretna, NE 68028

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



THE OPPORTUNITY

Half a mile of Highway 370 frontage in the fastest growing city in Nebraska.

A 500,000 SF retail destination with pad sites, in-line space and build-to-suit opportunities — accessible from two Interstate 80 interchanges and surrounded by one of the Omaha metro's strongest new-household pipelines.



500,000

SF

Total shopping center size,
anchored at both ends with junior
anchors, shops and restaurant
pads

1/2

MILE

Of continuous Highway 370
frontage with signalized access
and pad-site visibility

2

I-80 INTERCHANGES

New 192nd Street interchange
plus the existing Highway 370
interchange

#1

IN NEBRASKA

Gretna is the fastest growing city
in the state — 7.5% annual growth
since 2010 (3-mi radius)



THE VISION

Dual anchors, national junior anchors and restaurant pad sites along Highway 370 — with master-planned residential directly behind the center that puts customers steps from your door.

Built for traffic, visibility and staying power

01

Fastest growing city in Nebraska

83,361 people live within 5 miles today — up 44% since 2010 — with Sites USA projecting 91,072 by 2030.

02

500,000 SF regional draw

Two anchors, a full lineup of junior anchor spaces, in-line shops and outparcel pads across a single master-planned center.

03

Half-mile of Hwy 370 frontage

Continuous frontage on the corridor carrying 20,425–23,290 vehicles per day, with pad sites fronting the highway.

04

Two Interstate 80 interchanges

Served by the new 192nd Street interchange and the existing Highway 370 interchange — regional access in every direction.

05

Built-in customer base

Master-planned multifamily residential directly behind the center, plus daily-needs traffic from Gretna's expanding rooftops.

06

Flexible deal structures

Highway pad sites, in-line space and build-to-suit opportunities available now — sized to fit national, regional and local users.

Highway 370 Frontage — Pad Sites Available

In-Line, Build-to-Suit Opportunities

Delivery timing, suite sizes and economics available upon request from the leasing team.

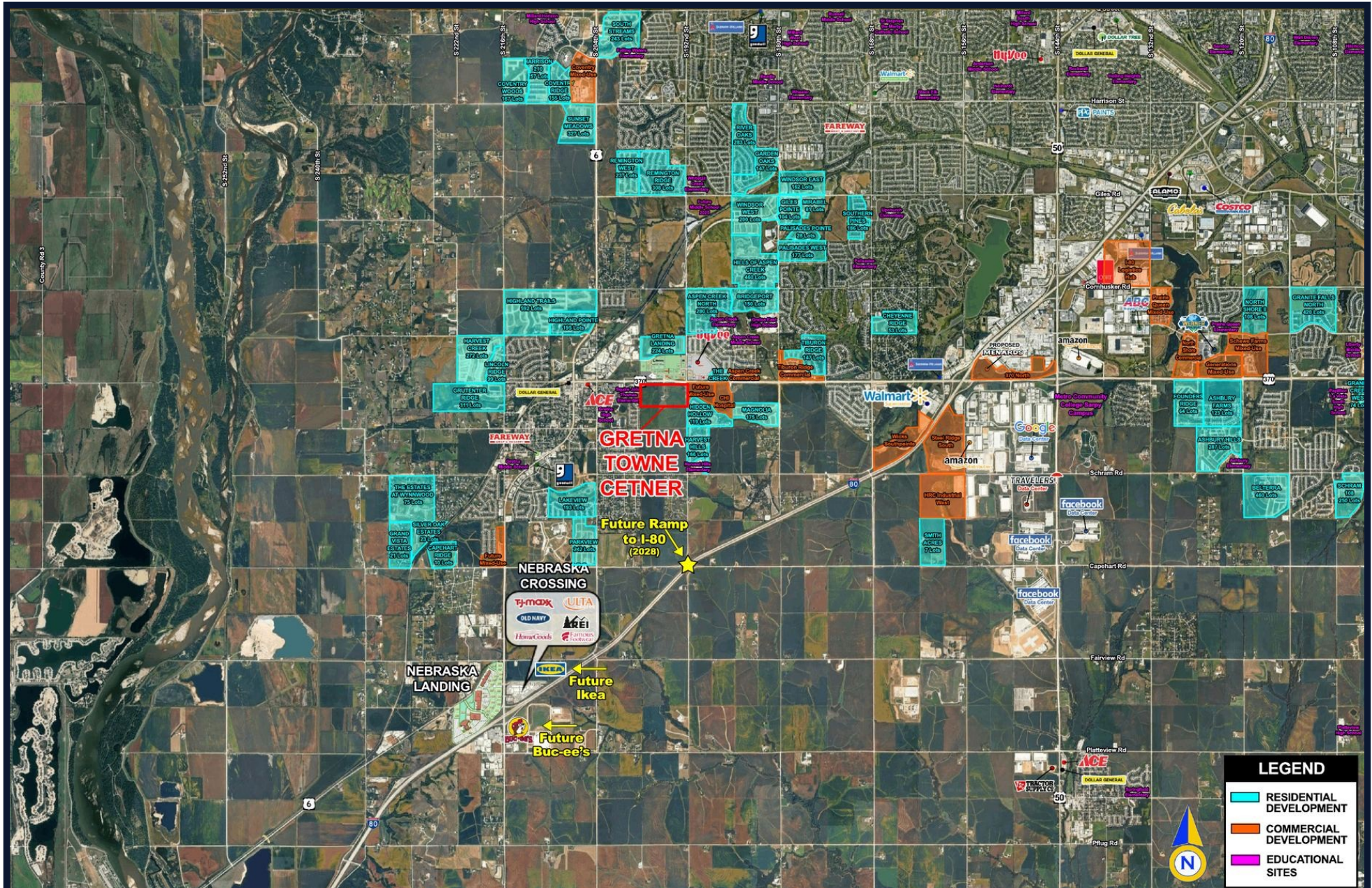
REGIONAL DEVELOPMENT

Gretna Towne Center within the Omaha metro growth corridor



AREA AERIAL & DEVELOPMENT

Surrounding residential rooftops, schools and planned development



TRADE AREA & RETAIL DRAW

Existing retail gravity — Nebraska Crossing and the Hwy 370 corridor



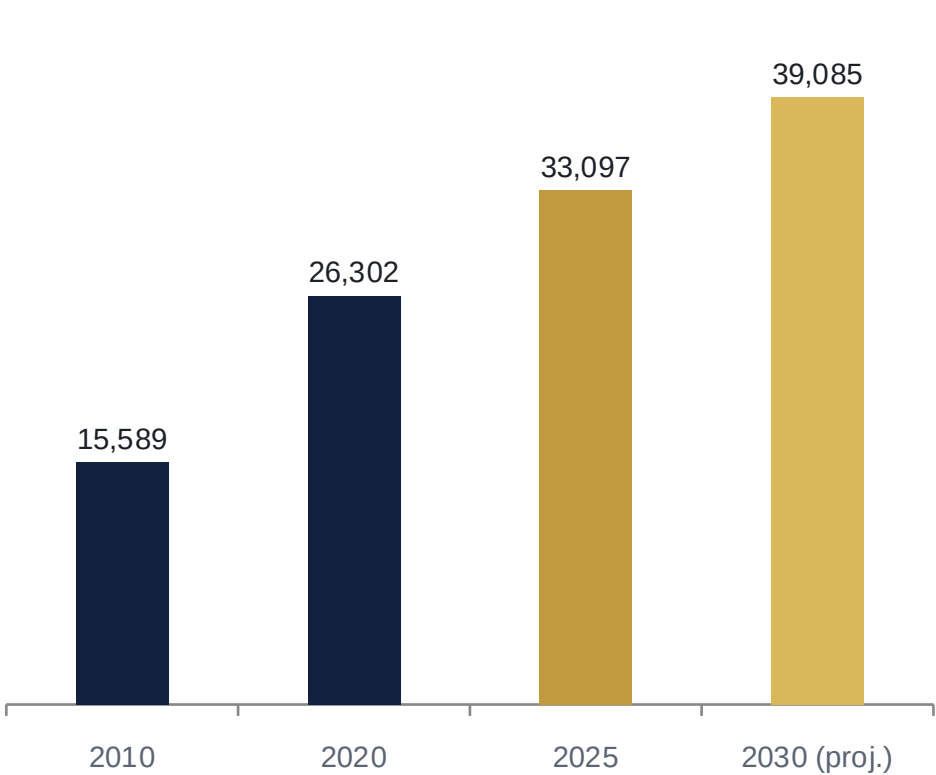
SITE PLAN

Two anchors (140,000 & 110,000 SF) • eight junior anchors (170,000 SF) • 16 outlets • 2,215 stalls



An affluent, fast-compounding trade area

POPULATION GROWTH — 3-MILE RADIUS



2.5x population growth since 2010, with 3-mile households projected to grow 4.6% annually through 2030.

2025 TRADE AREA PROFILE

	3 MI	5 MI	7 MI
Population	33,097	83,361	145,220
Households	11,176	29,254	52,996
Avg. HH Income	\$172,257	\$163,294	\$165,473
Median HH Income	\$143,554	\$133,361	\$131,558
Median Age	35.5	36.0	37.4
Bachelor's Degree+	54.2%	51.1%	50.8%
Daytime Employees	3,708	18,560	50,261

Source: Applied Geographic Solutions 11/2025 via Sites USA; 2025 estimates with 2030 projections. Radii from Hwy 370 & S 192nd St.

Summary profile: 3, 5 and 7-mile radii

	3 MI	5 MI	7 MI
POPULATION			
2025 Estimated Population	33,097	83,361	145,220
2030 Projected Population	39,085	91,072	158,009
2020 Census Population	26,302	77,086	133,413
2010 Census Population	15,589	57,801	103,356
Projected Annual Growth 2025–2030	3.6%	1.9%	1.8%
Historical Annual Growth 2010–2025	7.5%	2.9%	2.7%
2025 Median Age	35.5	36.0	37.4
HOUSEHOLDS			
2025 Estimated Households	11,176	29,254	52,996
2030 Projected Households	13,755	32,973	59,082
2020 Census Households	8,905	26,228	47,127
2010 Census Households	5,333	19,748	36,743
Projected Annual Growth 2025–2030	4.6%	2.5%	2.3%
Historical Annual Growth 2010–2025	7.3%	3.2%	2.9%
INCOME			
2025 Est. Average Household Income	\$172,257	\$163,294	\$165,473
2025 Est. Median Household Income	\$143,554	\$133,361	\$131,558
2025 Est. Per Capita Income	\$58,187	\$57,313	\$60,416

	3 MI	5 MI	7 MI
RACE AND ETHNICITY			
2025 Estimated White	88.4%	86.2%	85.6%
2025 Estimated Black or African American	1.7%	2.6%	2.9%
2025 Estimated Asian or Pacific Islander	2.4%	3.8%	3.8%
2025 Est. American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	7.2%	7.3%	7.4%
2025 Estimated Hispanic	8.2%	8.2%	8.3%
EDUCATION (AGE 25+)			
Elementary (Grade 0–8)	0.7%	1.5%	1.4%
Some High School (Grade 9–11)	2.0%	1.7%	1.6%
High School Graduate	16.4%	16.0%	16.3%
Some College	16.7%	19.6%	20.1%
Associate's Degree Only	10.0%	10.1%	9.8%
Bachelor's Degree Only	33.9%	32.4%	32.4%
Graduate Degree	20.3%	18.7%	18.4%
BUSINESS			
2025 Estimated Total Businesses	591	1,960	4,659
2025 Estimated Total Employees	3,708	18,560	50,261
Employee Population per Business	6.3	9.5	10.8
Residential Population per Business	56.0	42.5	31.2

JOIN THE LINEUP

Now leasing pad sites, in-line space and build-to-suit opportunities.

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