



Accelerating success.



FOR SALE OR LEASE

Retail Opportunity

Justin Spooner

Vice President | Nebraska
+1 402 763 1746
justin.spooner@colliers.com

Mike Potthoff

President, Principal | Nebraska
+1 402 763 1751
mike.potthoff@colliers.com

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866
colliers.com

3409 South 72nd Street Omaha, NE 68124

6,992 total square feet available

Positioned at the I-80 / 72nd Street interchange, this 6,992 SF building on 0.78 acres offers excellent exposure and immediate interstate access. The site is surrounded by a concentration of hotels, restaurants and national retailers, generating steady traffic from both travelers and Omaha residents. This rare central Omaha location provides a strong foundation for a wide range of retail service users.

Ability to reconfigure space to new user's needs is possible.

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

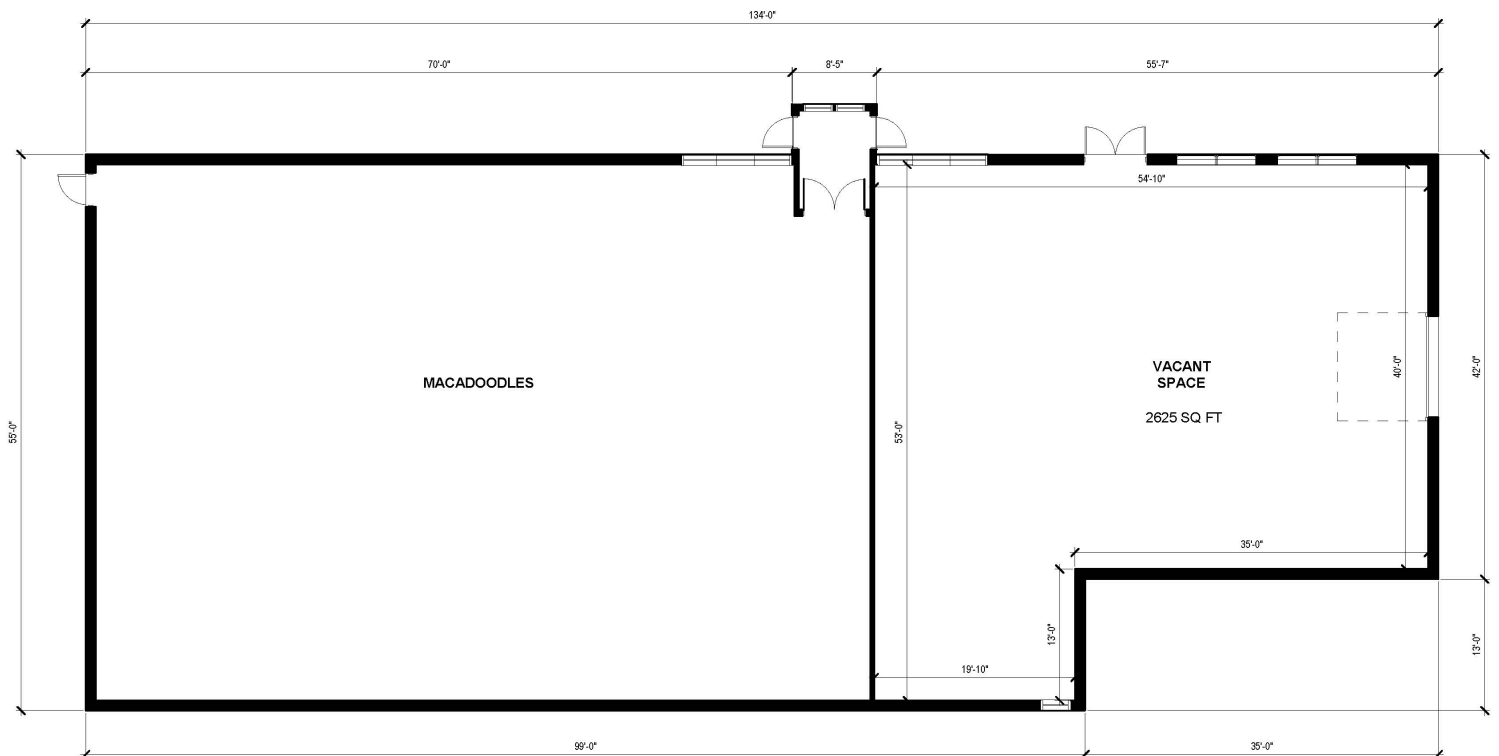
Accelerating success.

Images

3409 South 72nd Street | Omaha, NE 68124



3409 South 72nd Street | Omaha, NE 68124

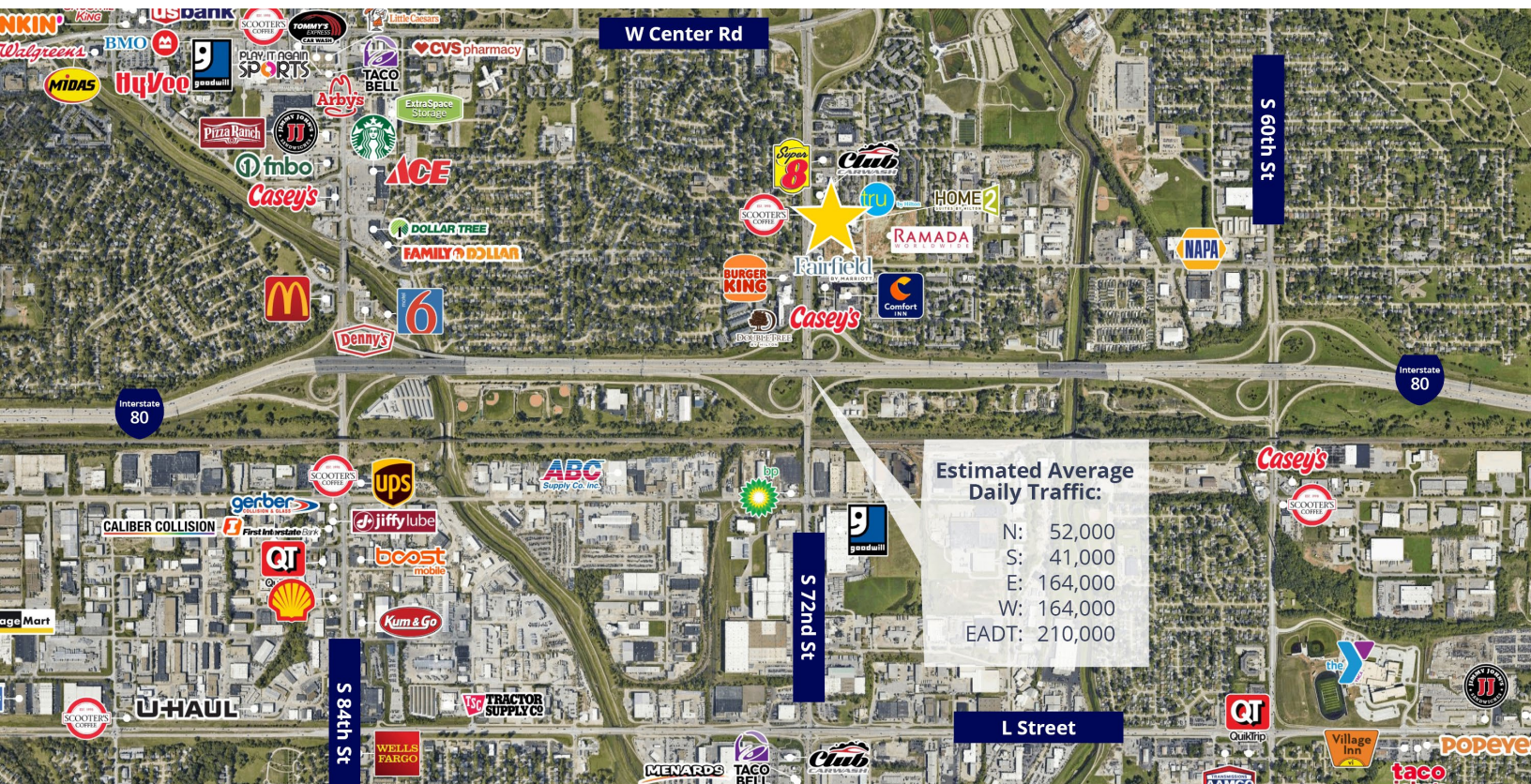


Aerials

3409 South 72nd Street | Omaha, NE 68124



Surrounding Demographics	¼-mile	1-mile	3-mile
Estimated Population (2025)	867	7,618	90,043
Estimated Households (2025)	472	3,743	39,548
Total Vehicles Available (2025)	620	5,523	67,156



For Sale or Lease

Retail Space

3409 South 72nd Street | Omaha, NE 68124

Type of Listing:	Retail For Sale or Lease
Sale Price:	Contact Broker
Lease Price:	\$40.00, PSF
Operating Type:	NNN
Est. Expenses:	TBD
Available:	Immediately
Total Building SF:	6,992 SF
Min - Max:	2,265 - 6,992 SF
Lot Size:	0.78 ac
Year Built:	2024
Real Estate Taxes:	\$13,286.40 (2025)
Number of Floors:	One
Traffic Counts:	210,000 EADT
Parking:	7.6:1,000

Construction

A/C:	Central
Roof:	Flat
Construction:	Metal
Ceiling Height:	16'
Sprinkler:	Yes
Restrooms:	Two (2) ADA

Location

Intersection:	72nd & Grover St
Submarket:	Southeast Omaha

Contact us:

Justin Spooner

Vice President | Nebraska
+1 402 763 1746
justin.spooner@colliers.com

Mike Potthoff

President, Principal | Nebraska
+1 402 763 1751
mike.potthoff@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866